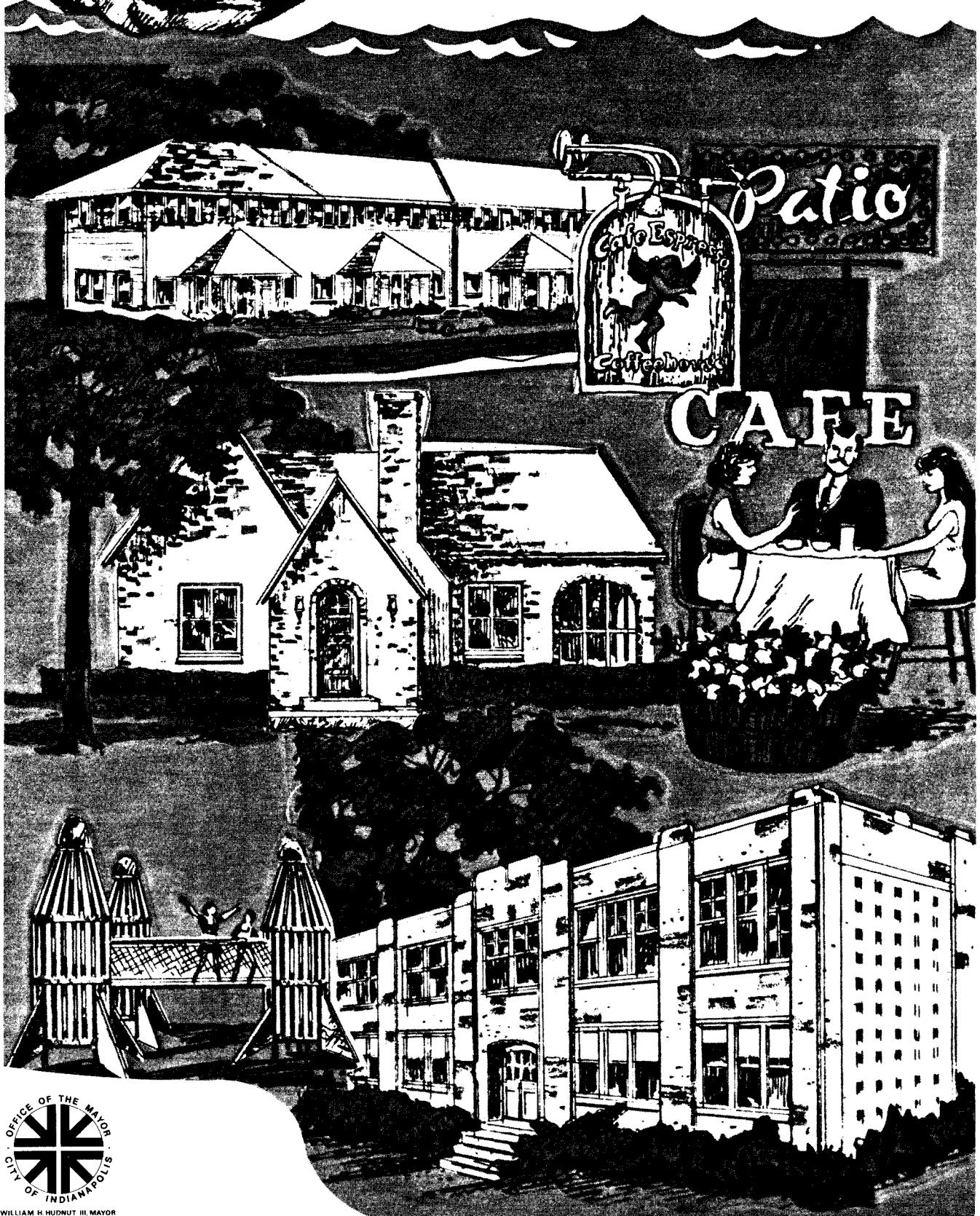


FILE COPY

Broad Ripple Village

Neighborhood Plan



WILLIAM H. HUDNUT III, MAYOR

Broad Ripple Village Plan

Prepared by:

Department of Metropolitan Development

Division of Planning

Indianapolis - Marion County, Indiana

September, 1986

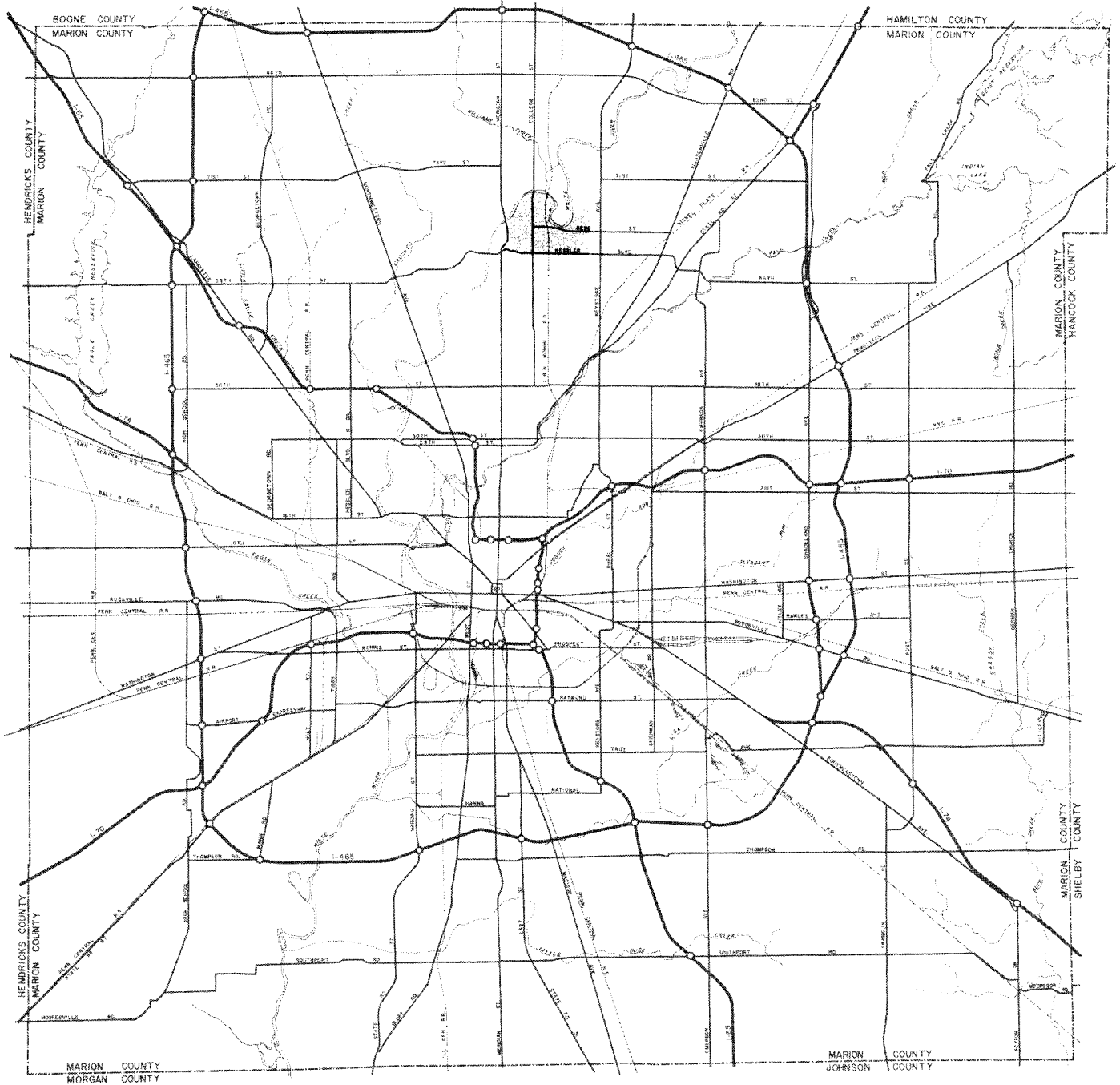
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BROAD RIPPLE VILLAGE PLAN MAP 1 / LOCATION MAP

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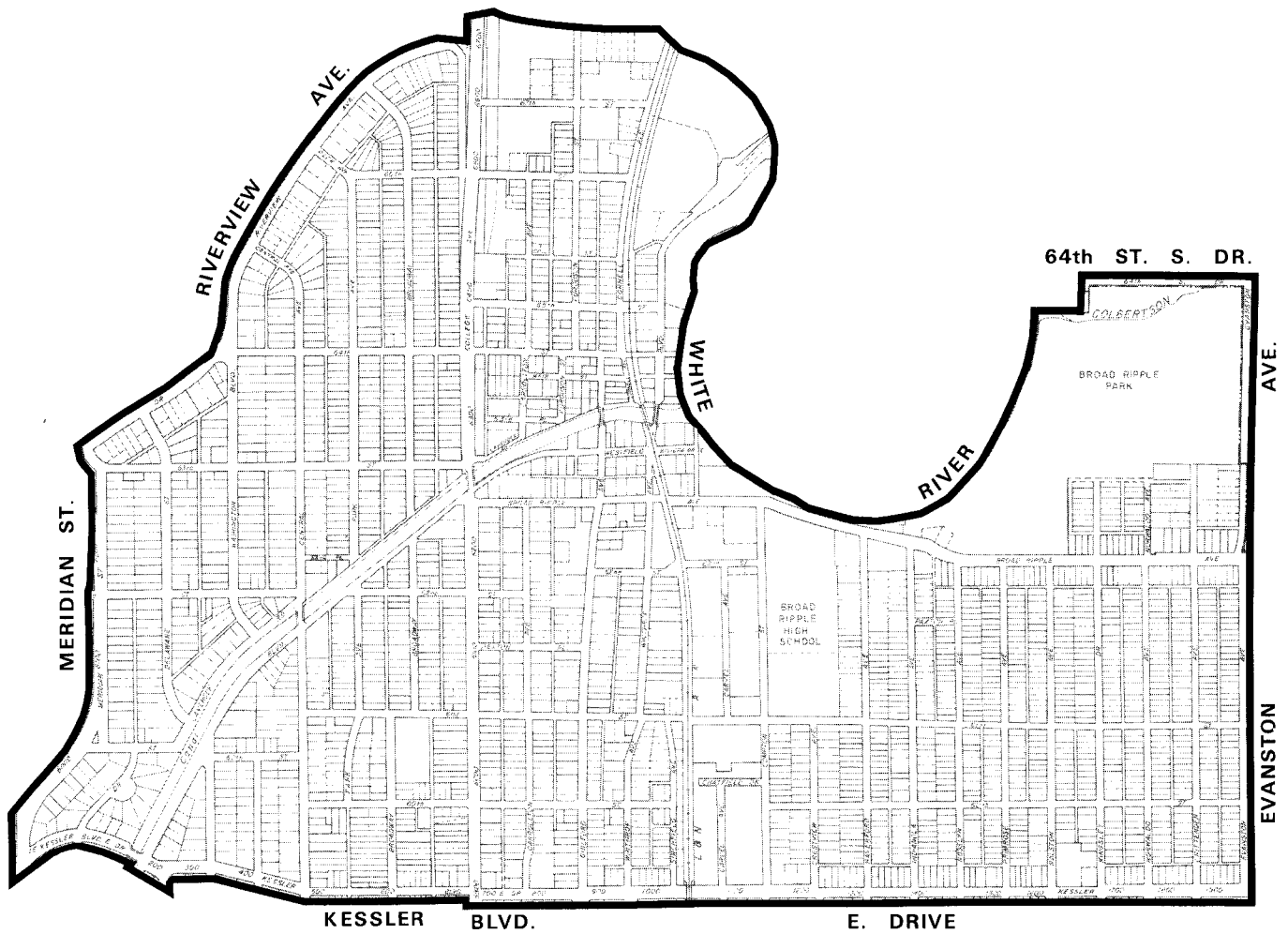
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Introduction

The City Administration and entrepreneurs in the Broad Ripple area have been continually frustrated over the reuse of property and parking adequacy - as well as the conflicts associated with these issues. The constant flow of land-use petitions, the increased prominence of both College Avenue and Broad Ripple Avenue, the increasing concern over commercial vitality of the area by residents and merchants, the upswing in commercial nightlife activity, and the continuing involvement by the Broad Ripple Village Association in planning issues were all indicators that the preparation of a neighborhood plan for Broad Ripple was essential.

In 1984, the Broad Ripple Village Association met with the Division of Planning to discuss neighborhood planning. The Village Association, because of its growing frustration over the number of land-use issues, appointed from within its membership a Long Range Planning Committee. Initially, residential areas to the east were not equitably represented on the committee. Because of the importance of the resident-merchant relationship, greater representation from the residents on the committee was needed. This goal was met as the committee was expanded to include persons from both areas. Although preliminary business and residential surveys had been undertaken in early 1984, it was felt by the planning staff and the citizen committee members that a door-to-door residential survey, a needs survey, and a merchants survey should be undertaken. With the results of the surveys, the planning staff began to identify the goals and objectives of the neighborhood which would serve as a basis of the plan.

The division has prepared design drawings of existing conditions in Broad Ripple Village. In addition, schematic designs have been prepared addressing short-term and long-term perspectives to physically redistribute and increase the number of off-street parking spaces



BROAD RIPPLE VILLAGE PLAN

MAP 2 / NEIGHBORHOOD BOUNDARY

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History of the Village

The first owners of land in what became Broad Ripple were Jesse McKay and John Calip. Together they purchased 147 acres from the United States in 1822. In 1836, Jacob Coil and his family moved there from Virginia and purchased land from the McKays and Calips. He called his section Broad Ripple because people traveling from the north forded the river at its shallowest point. The ford used by travelers was at a wide point in the river and easily recognized by the ripples caused on the surface by the shallow bed (see Map #1). In time, the ford, as well as the settlement, became known as "Broad Ripple". There was at this time great plans by the state government to build canals for transportation at various places in the state. A canal was proposed to be built from Peru to Evansville. In 1836, surveying work began with the start of the canal at the intersection of Westfield Boulevard and the White River.

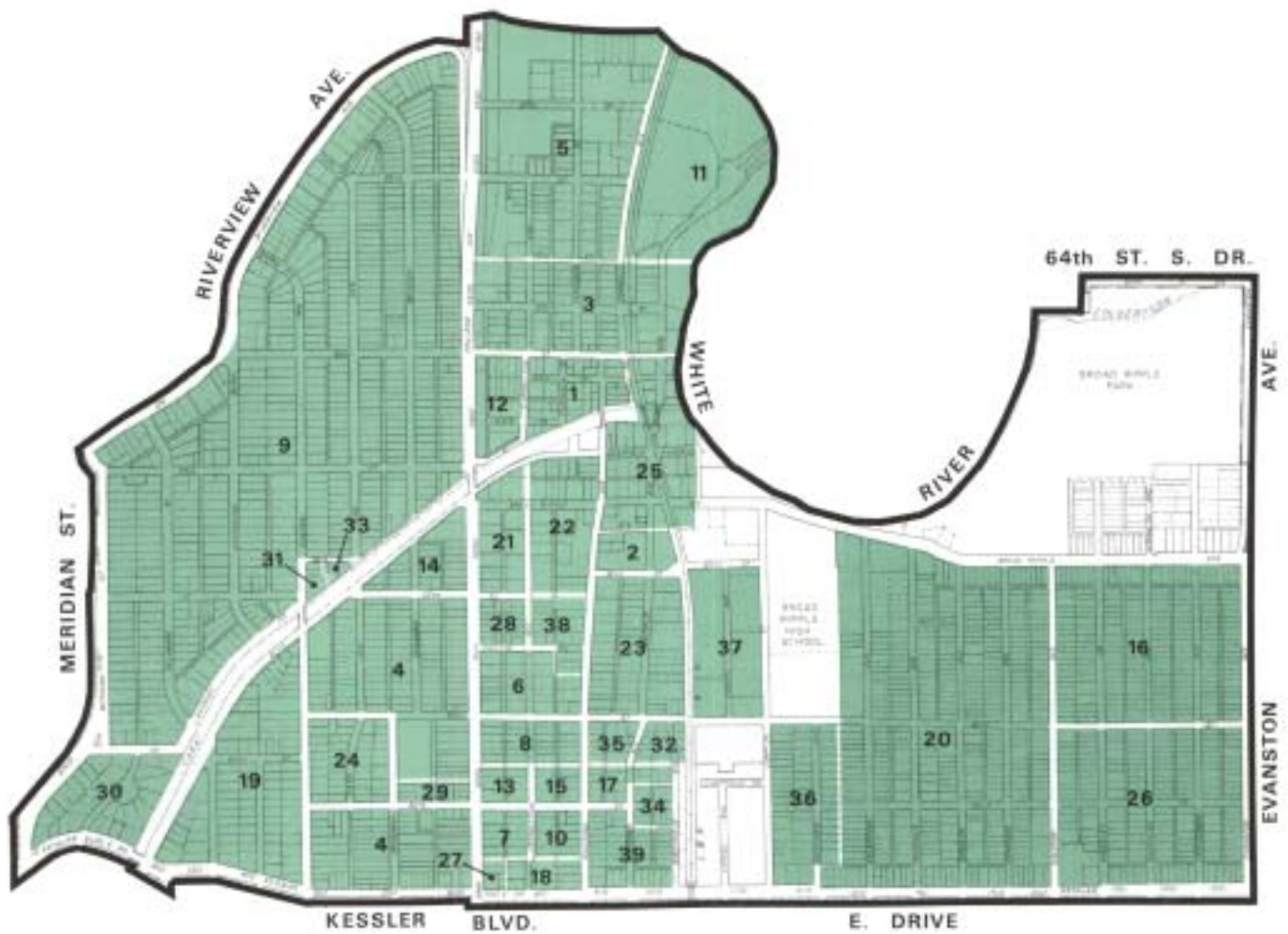
The canal transportation effort failed when the first railroads began to cross the state in 1847. The canal cost Indiana as a government project \$1.6 million and left the state treasury bankrupt with only 8 of the proposed 800 miles of the canal finished. In 1851, the state finally sold the canal for \$2,500 to a private investor. In 1869, the canal was sold to the Hydraulic Company (now the Indianapolis Water Company) as a main source of water for Indianapolis.

Broad Ripple's first house and store were built in 1836 when Joseph Wray built a home, grocery and saloon near the location of the river dam. A sawmill and grist mill were constructed in 1843.

The Union Church was built in 1851 at 6330 Guilford and the First Methodist Church, now located at 6145 Guilford, was built in 1884. The first physician to maintain a practice in Broad Ripple was Dr. Harry Kerr who served the community from 1851 to 1880.

The first year of schooling in Broad Ripple took place in a district school near Fairview Park. In 1854, Washington Township No.14 (a one-room building) was built at the corner of Broad Ripple Avenue and Evanston.

In 1884, Broad Ripple was incorporated as a town by the County Commissioners. The first act of the Town Board was to make streets available by surveying (see Map #3). Early pioneers had built homes and buildings in a haphazard way. Some houses had to be moved onto new lots. Streets took names of some early settlers such as Ferguson, Coil, Light, and Marion. Eventually, when the City annexed Broad Ripple in 1922, its streets were renamed to coincide with Indianapolis streets. Examples were Shelby Street which became Broad Ripple, Bellefontaine which became Guilford, Cornell which became Winthrop, and Marion which became Compton.



BROAD RIPPLE VILLAGE PLAN
MAP 3 / ORIGINAL PLAT OF VILLAGE AREA

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BROAD RIPPLE PLATTED SUBDIVISIONS

1.	Jackson Dawson's Addition	January 15, 1886
2.	J. Mustard's Broad Ripple Addition	May 29, 1886
3.	Light's Broad Ripple Addition	March 30, 1888
4.	Light's Bellevue Addition	January 17, 1895
5.	Pursel's Broad Ripple Addition	June 23, 1903
6.	Coil Park	September 26, 1903
7.	Stoeltine & Pyes Addition	December 21, 1908
8.	Schad's Broad Ripple Addition	July 28, 1909
9.	Warfleigh	April 19, 1910
10.	Meadowcrest	March 31, 1911
11.	North Ripple	July 12, 1911
12.	Earl M. Edson's Subdivision	March 28, 1913
13.	Stewart's College Avenue Subdivision	March 23, 1919
14.	Light's Shore Acres	May 7, 1914
15.	Smith's Ashland Avenue Addition	July 19, 1915
16.	Norwaldo	September 2, 1916
17.	Waverly	May 23, 1917
18.	Dawson's Ashland Avenue	March 11, 1919
19.	A.B. Carter's Corrected 11th Addition	April 26, 1920
20.	Northcliff	April 16, 1921
21.	Stewart's 2nd College Ave. Subdivision	June 11, 1921
22.	Brenneman's Home Place	July 27, 1921
23.	Foley's Addition	May 15, 1922
24.	Washington Bank and Trust Co. Central Park	September 6, 1922
25.	Wellington	June 18, 1923
26.	North Cliff Annex	April 2, 1924
27.	Ross N. Wallace	September 27, 1925
28.	Shelhorn's College	July 12, 1926
30.	Meridian Kessler Terrace	August 5, 1926
31.	Horner's Subdivision	September 25, 1927
32.	Beard's Winthrop Heights	October 12, 1927
33.	Harvey's Subdivision	April 29, 1934
34.	York and Reeds Subdivision	December 24, 1936
35.	Kreglo Subdivision	March 11, 1938
36.	Waddy Springer Crestview Terrace Revised	October 10, 1939
37.	Clara Oliva Lease Addition	September 25, 1946
38.	Dawson's Subdivision	May 29, 1948
39.	Thompson Park	June 14, 1948

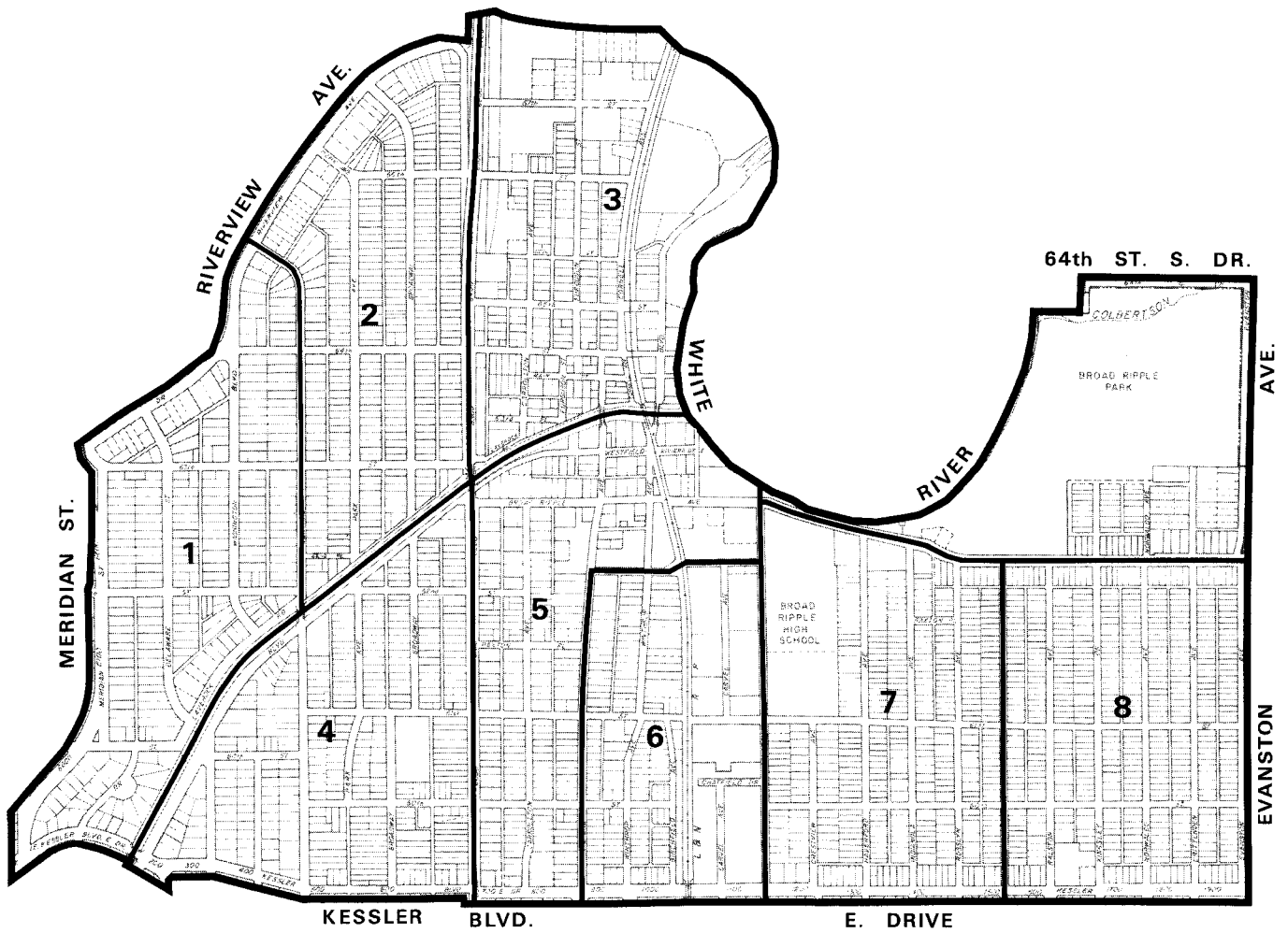
Very few, if any, recreation and amusement centers at that time could rival the White City Park (now Broad Ripple Park). In the park was a large merry-go-round with imported German handmade animals and calliope-type music. It was originally in the north part of the park, but later moved toward the south and was operating when the city purchased the park in 1945. A few years later, the merry-go-round was dismantled, and some of the animals are now on display in the Children's Museum in Indianapolis. There was a large roller skating rink which was a gathering place for young and old skaters. A zoo with monkeys, lions, and birds was also located in the park. In the mornings and evenings, the lions' roar could be heard over the surrounding neighborhood. A large swimming pool was built to the north of the park in 1908. It was then the third largest pool in the United States.

Broad Ripple began to prosper after it was incorporated. Ripple Hotel was built and is still standing as a commercial and apartment complex at the corner of Winthrop and Westfield. A dinner place, the Brennaman House, was located where the Kroger store is today. The first lumber yard, the Buddenbaum Lumber Yard, was located east of the Monon tracks on Broad Ripple Avenue.

Broad Ripple had its troubles through the years. In 1875, floods destroyed the grist mill and the oldest house and grocery on the north side of the river. Volunteers worked for two days and nights with sand bags to form a levee at the north bend of the river. The levee lasted until 1884 when a high flood water broke through and flooded the town.

The 146 ton steam locomotive formerly located in Broad Ripple Park was the old 587 coal burner built by the Baldwin Locomotive Works. Known as the "Belle of Broad Ripple," it had run 1.5 million miles for the Nickel Plate Railroad when it was donated in 1955.

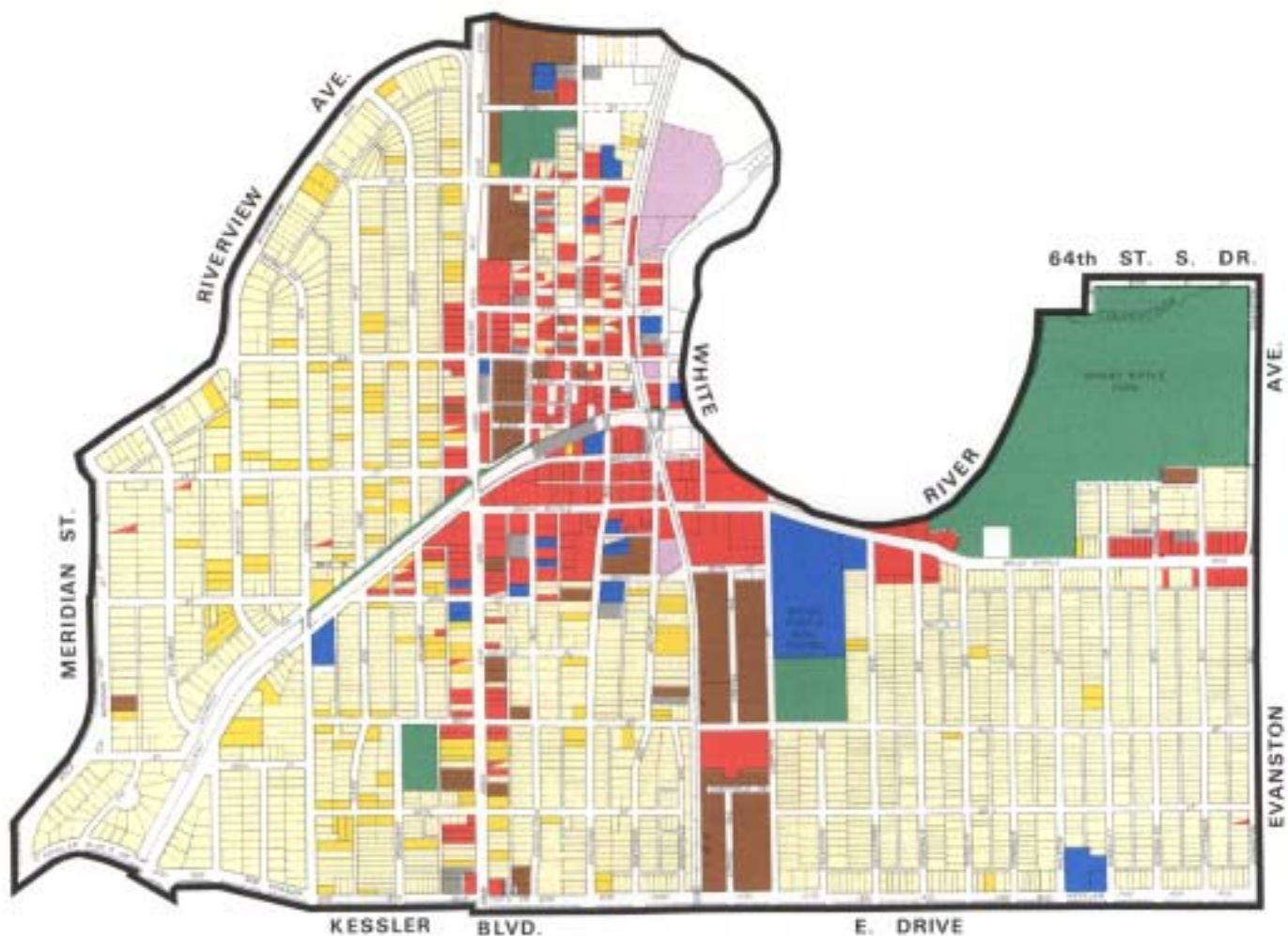
Broad Ripple has retained its identity since its incorporation in 1837, even though it was annexed by the City of Indianapolis in 1922.



BROAD RIPPLE VILLAGE PLAN **MAP 4 / NEIGHBORHOOD SURVEY SUBDISTRICTS**

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BROAD RIPPLE VILLAGE PLAN

MAP 5 / EXISTING LAND USE 1985

RESIDENTIAL	
Single Family	
Two Family	
Multi-Family	
COMMERCIAL	
LIGHT INDUSTRIAL	
PUBLIC SEMI-PUBLIC	
PARKING	
RECREATIONAL	
VACANT LAND	

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Land Use

Although there are approximately five hundred service or retail businesses in the Broad Ripple Village area, the amount of acreage allocated to commercial or service uses is relatively small (see Map # 5). By contrasting the amount of acreage for retail or service uses to residential uses, it would at first appear that Broad Ripple is not the prominent commercial center it really is. The reasons for this distortion are varied. Many of the businesses have only interior space with no off-street parking, building setback or lawn. Also, many services are located in one multi-use structure on fairly small parcels.

Some industrial uses exist next to the Monon Line, along Westfield Boulevard and in scattered locations throughout the Village.

Recreational acreage is substantial and is mostly concentrated in Broad Ripple Park. Public or semi-public uses such as firehouses, the branch library, branch postal depots, fraternal clubs and public schools represent a small fraction of the total acreage. The Village area has an active history of rezoning or variance petitions (see Appendix F: History of Variances & Rezoning). Over the past fifteen years, ninety-eight variances (primarily for a change of use) and nine rezonings have been adopted. Broad Ripple exemplifies the overuse of the use variance procedure to determine the appropriate land-use for various parcels. The areas north and south of the canal along College, the far east end of East 62nd Street (between the park entrance and Evanston), and the former residential area east of College and north of the canal have all seen intrusions of commercial/ service uses. The character of many of the adjoining roadways has changed the appropriate land uses in many of these areas; yet their current uses are perhaps equally inappropriate (see Map 5).

Assets

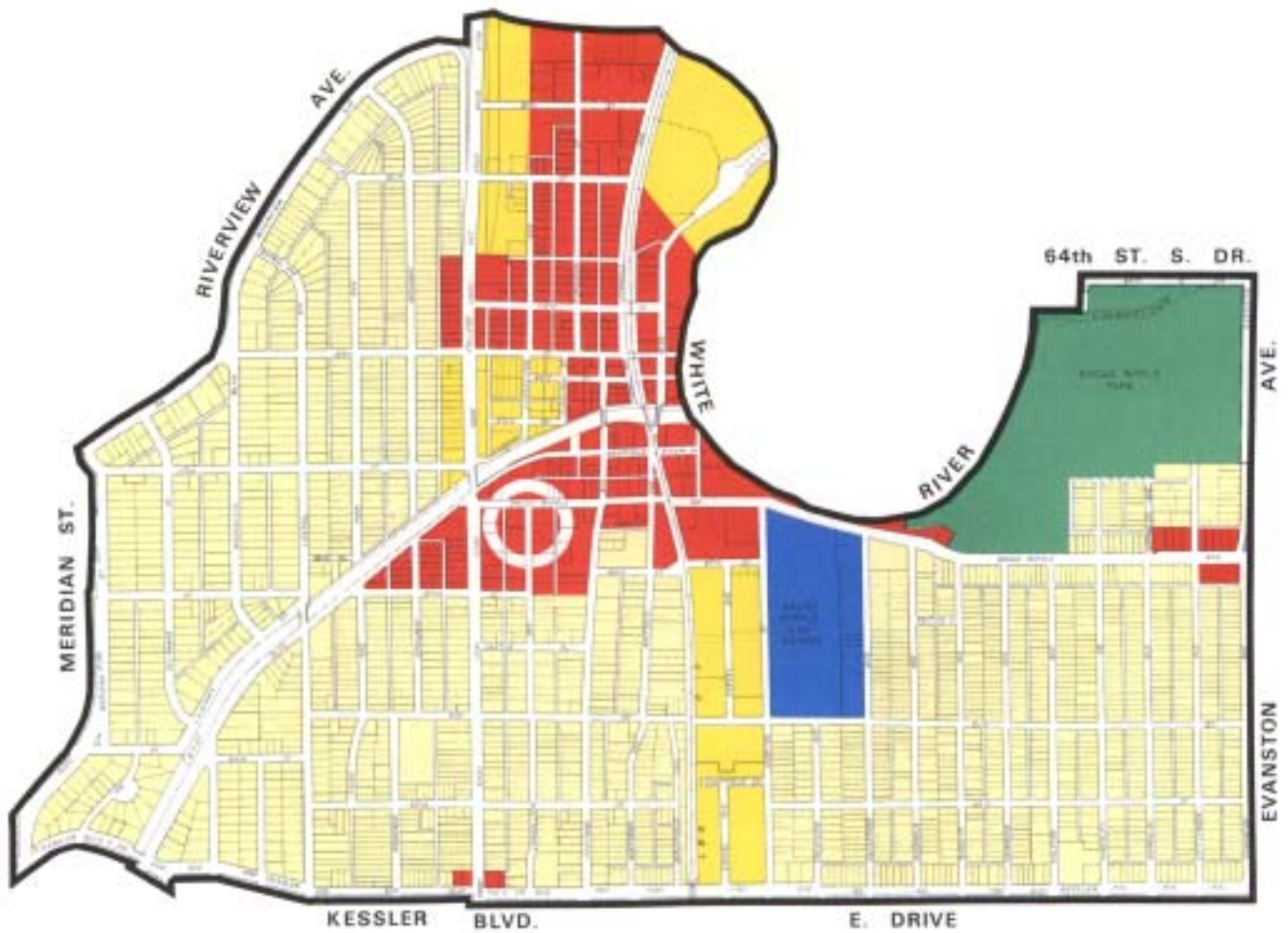
The Broad Ripple Village Association has appointed a Long Range Planning Committee to deal with long range planning issues.

The Village commercial area still serves as the central focus of the neighborhood.

Certain residential areas have remained entirely single-family in use--particularly the area south and east of Broad Ripple High School.

Although small in size, Broad Ripple does possess a variety of institutional uses which provide it with a self-sustaining character.

The White River and the upper canal with their adjoining properties serve as prime open spaces in this densely developed area.

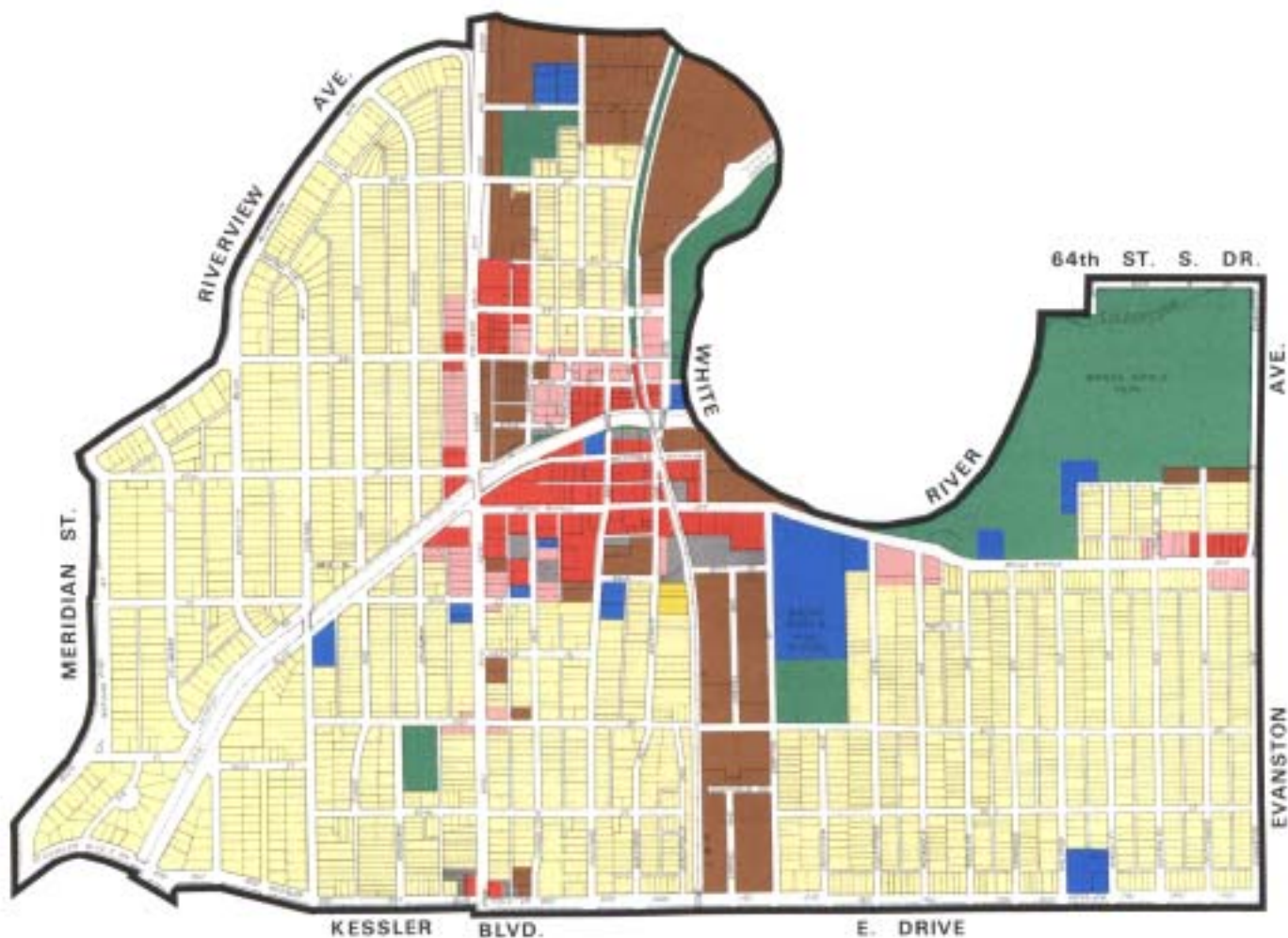


BROAD RIPPLE VILLAGE PLAN **MAP 7 / COMPREHENSIVE PLAN 1984**

RESIDENTIAL D.U. ACRE			
	Low Density 2-5		SPECIAL USES
	Medium Density 5-15		RECREATIONAL
	COMMERCIAL Cluster		
	Commercial Center		

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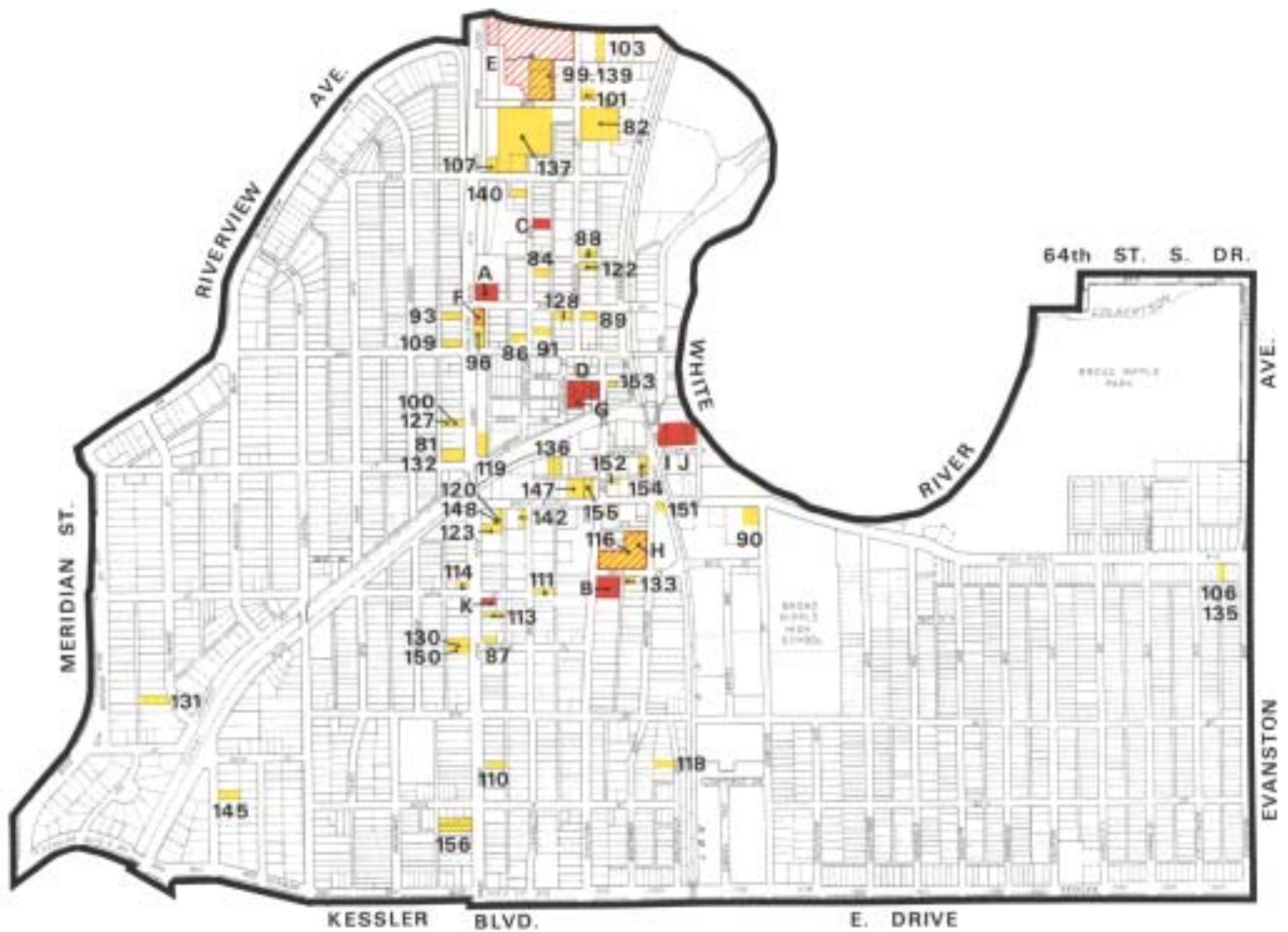
BROAD RIPPLE VILLAGE PLAN

MAP 8 / LAND USE PLAN-1986

RESIDENTIAL	
Single Family	
Two Family	
Multi-Family	
COMMERCIAL	
Service/Office	
Retail	
	PARKING
	PUBLIC/SEMI-PUBLIC
	RECREATIONAL

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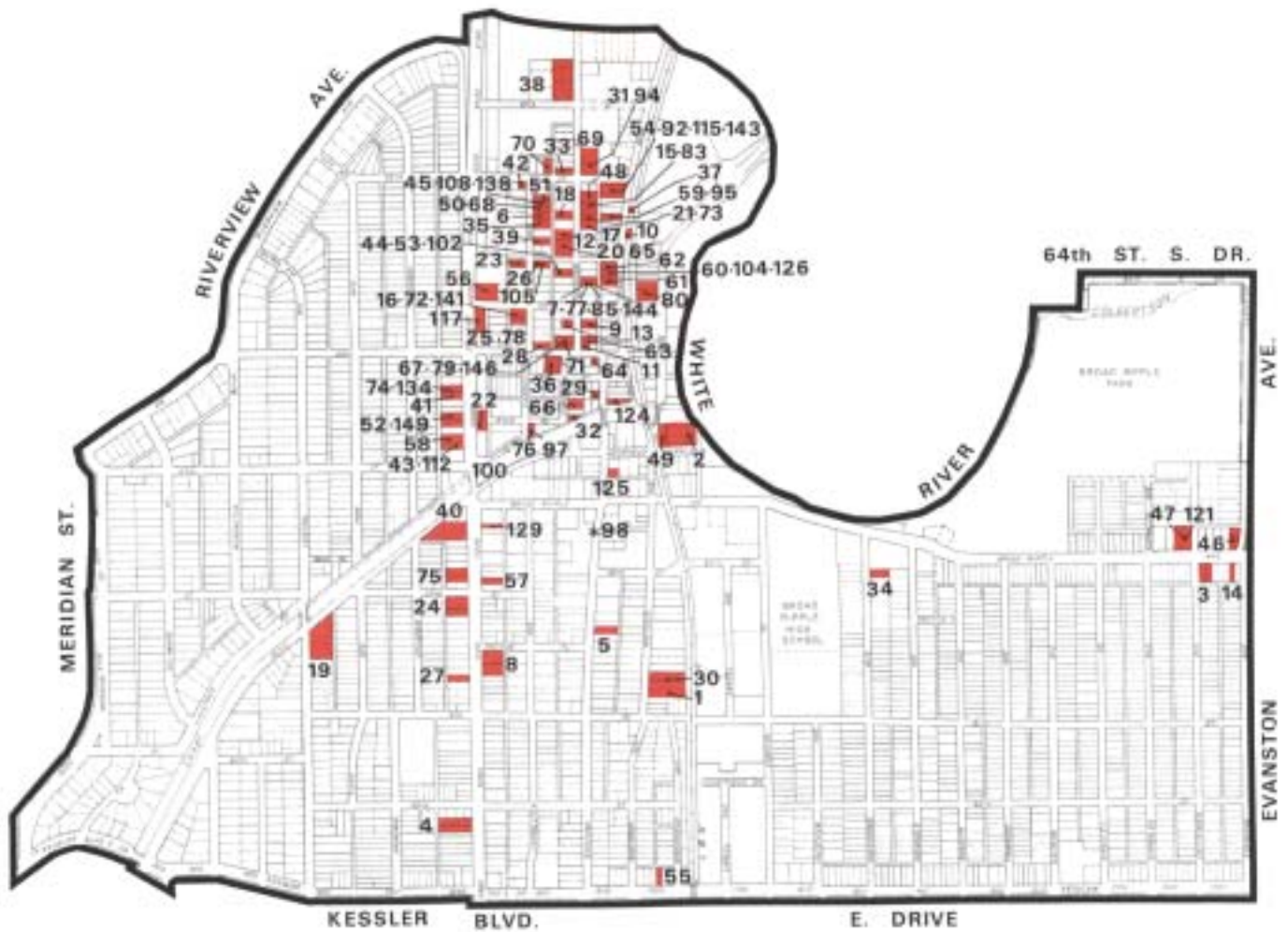

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BROAD RIPPLE VILLAGE PLAN
MAP 9A / HISTORY OF VARIANCES & REZONINGS
1970-1985 (part one)

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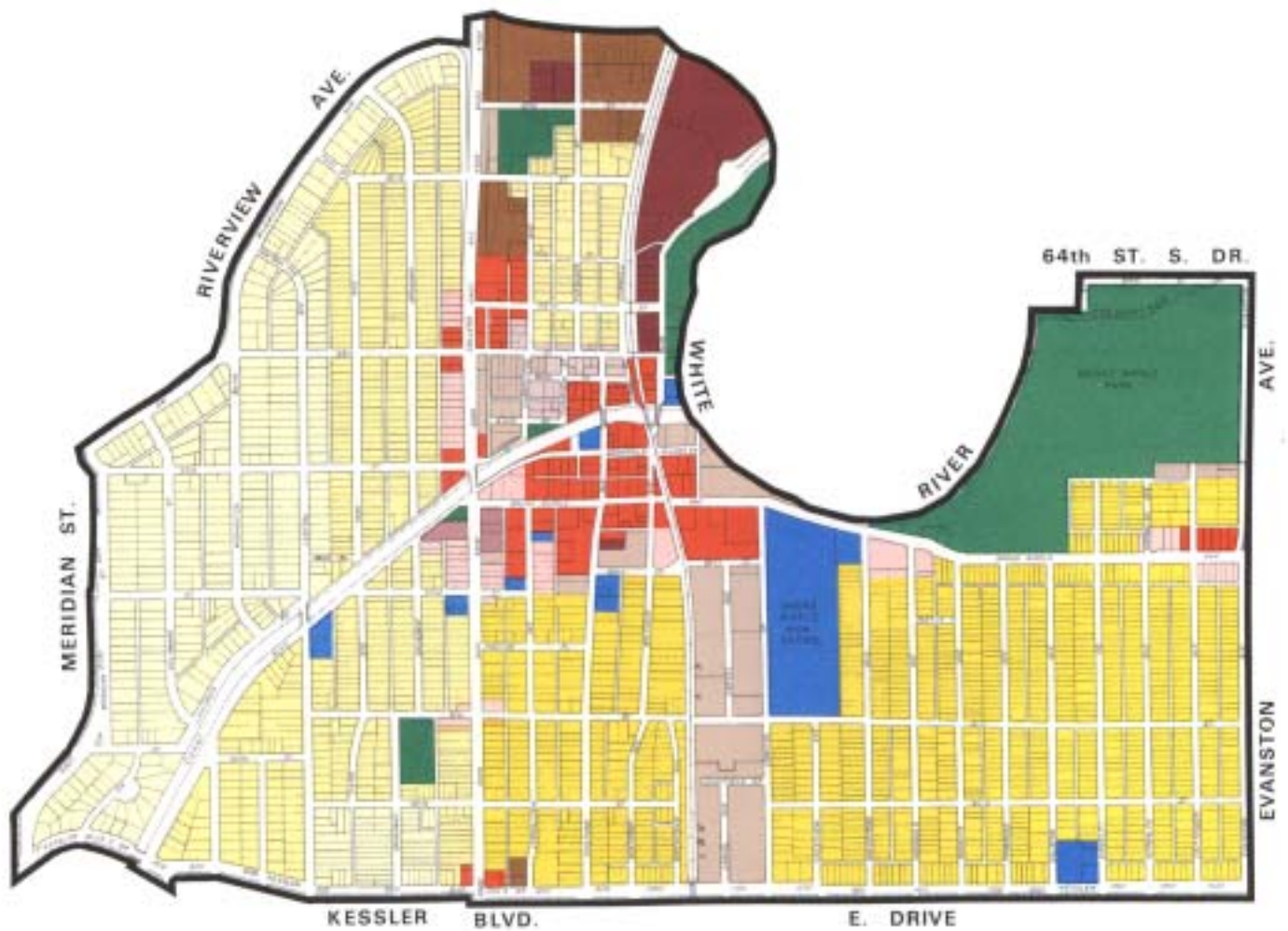

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BROAD RIPPLE VILLAGE PLAN
MAP 9B / HISTORY OF VARIANCES & REZONINGS
1970-1985 (part two)

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BROAD RIPPLE VILLAGE PLAN

MAP 10 / ZONING PLAN - 1986

D-3	C-1	PK-1
D-4	C-2	SU-1, SU-2, SU-9
D-5	C-3	SU-37, SU-39
D-7	C-4	
D-9	CS	

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Problems

Many commercial properties have a residential or more restrictive commercial zoning classification.

Although the Village serves as a major neighborhood commercial center, nearby or adjoining commercial uses are often inappropriate.

The area east of College Avenue and north of 64th Street has not been properly analyzed as to a logical land use scheme.

Goal Statements

To provide a renewed commitment to adopt and follow effective land use policies within the general context of the Comprehensive Plan.

To develop appropriate land use regulations which allow all sectors of the Village area to develop in a harmonious manner.

Recommendations

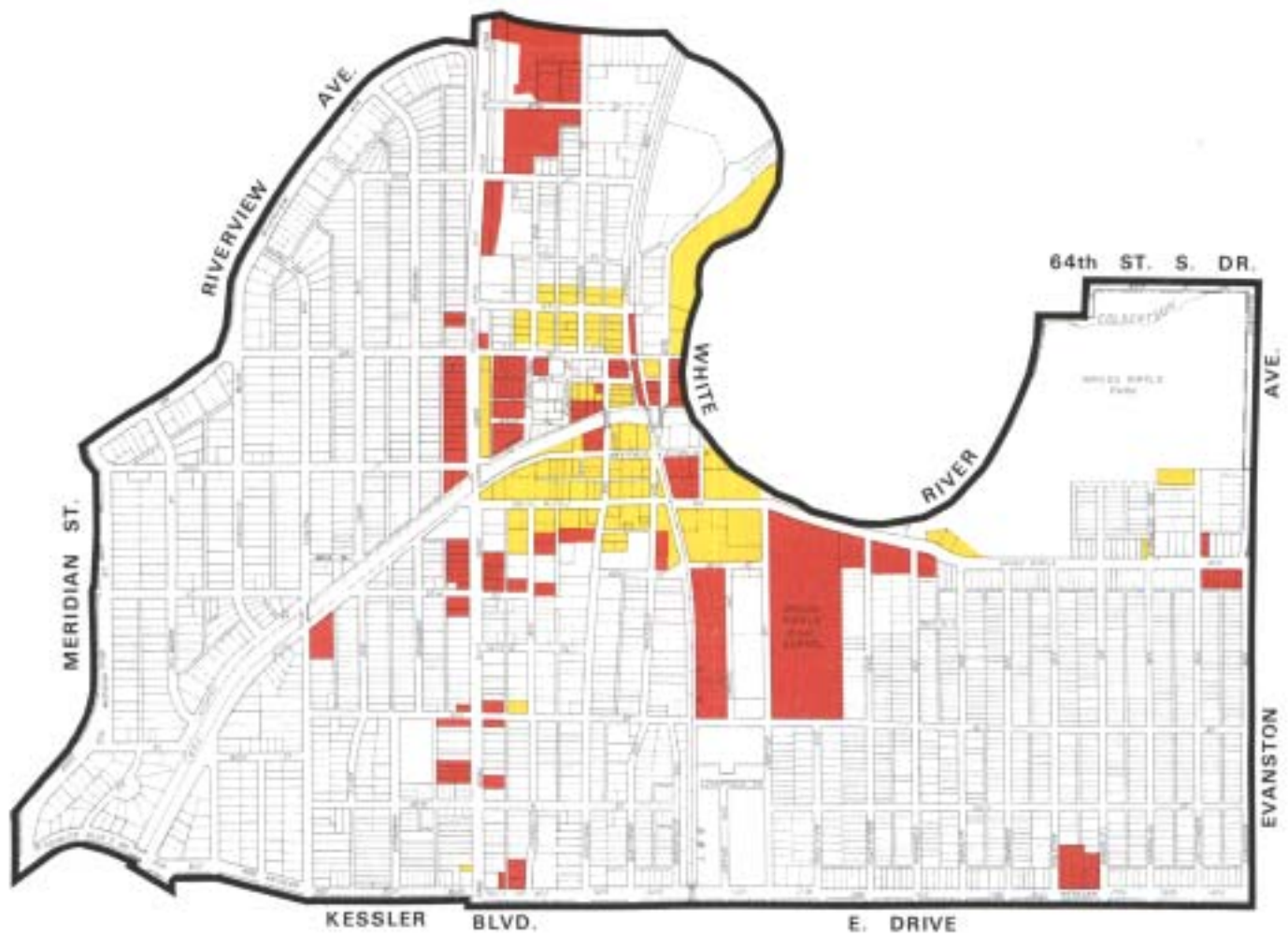
To develop revised parking standards which inform the business and development community of minimal, yet reasonable, off-street parking requirements to serve the shopping public.

To oppose the "use variance" as a common alternative to the conventional rezoning process. By permitting the overuse of this procedure, the rezoning authority of the Metropolitan Development Commission has been eroded.

To rezone various commercially-used properties to allow for their proper development without cumbersome regulatory obstacles.

To create buffer uses and/or buffer screens between residential uses and more intense or non-residential uses.

To devise policy statements regarding the desired mixed-use development of College Avenue, East 62nd and the area north of the canal east of College.



BROAD RIPPLE VILLAGE PLAN
MAP 11 / PROPOSED REZONINGS 1986

Priority 1 Priority 2

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PROPOSED REZONINGS IN BROAD RIPPLE

Earlier segments of the plan have examined current land use, a history of variances and rezonings, and zoning conflicts in the neighborhood. The facts gathered from this examination, with the use of the detailed land use plan, have been used to develop a zoning plan for Broad Ripple.

The Broad Ripple Village Zoning Plan is designed to accomplish the following:

- To properly match land use proposals with appropriate zoning classifications
- To downzone certain commercial areas to a lower classification to better support the most appropriate intensity of use throughout the neighborhood without disrupting existing lawful uses and variances that may have been granted
- To upzone segments of the neighborhood where present zoning classifications are outdated and inappropriate for the area.

The strongest and most important recommendation is to properly match appropriate uses in the neighborhood which currently function with an inappropriate zoning classification. Several parcels recommended under Priority I for rezoning in this plan fall into this category. These uses presently are hindered in their expansion plans or desire for future development in that a variance must be obtained for almost any improvement desired by the property owner.

The following Priority I rezonings should be initiated soon by either the individual property owner or by the Division of Development Services with the consent of the property owner.

<u>Priority I</u>	<u>From</u>	<u>To</u>
1. Northminster Presbyterian Church 1660 Kessler Boulevard, East Drive	D-5	SU-1
2. Golden Strand Apartments 5910 North Carrollton	D-5	D-7
3. Parking lot for Fox's Stain Glass 5901 North College	D-5	C-3
4. Somerset House Apartments 6007 North College	D-4	D-7
5. Dori Lynn Apartments 6013 North College	D-4	D-7
6. Sandy Ann Apartments 6026 North College	D-5	D-7
7. State Farm Insurance 6055 North College	D-5	C-1
8. 6060 Building 6060 North College	D-4	C-1
9. 6101 Building 6101 North College	D-5	C-1

<u>From</u>	<u>To</u>	
10. Kingston and Assoc. 6102 North College	D-4	C-1
11. Central Baptist Church 6145 North Central	D-4	SU-1
12. Broad Ripple Denture Center/ Summit Publications 666-68 East 62nd	D-4	C-1
13. Fifth Church of Christ Scientist 655 East 62nd	D-4	SU-1
14. Residence and former doctor's office 6201 North College	D-5	C-1
15. Keith Shade Company 6207 North College	D-5	C-1
16. Washington Township Trustee Office 6208 North College	D-4	C-1
17. Robert Lucas Dentist Office 6211 North College	D-5	C-1
18. Bonacker, Podiatrist & Nelson, Nelson & Nelson, Accountants 6215 North College	D-5	C-1
19. Former Antique Shop 6216 North College	D-4	C-1
20. Lincolnshire Apartments 6221 North College	D-5	D-8
21. D.L. Images 6222 North College	D-4	C-1
22. L.W. Loyen, Mfg. Rep. 6224 North College	D-4	C-1
23. Office 6226 North College	D-4	C-1
24. Lohmier, Reed Comstock, Attys. 6230 North College	D-4	C-1
25. Pierce Optometrist 6232 North College	D-4	C-1
26. Hooks Drugs 6290 North College	D-7	C-3
27. Village Pantry 6302 North College	D-7	C-3
28. Sunshine Carpet Cleaning 6310 North College	D-7	C-1
29. 6320-22 North College	D-7	C-1
30. 6324-26 North College	D-7	C-1
31. Audio Workshop 6328 North College	D-7	C-1
32. Medical Air Services 6338 North College	D-7	C-1
33. McCart, Attorney 6346 North College	D-7	C-1
34. College Manor Apartments 6350 North College	D-4	D-8

	<u>From</u>	<u>To</u>
35. McLane Company/Women's Legal Clinic 6358 North College	D-7	C-1
36. McLane, William 6364 North College	C-3	C-1
37. CDA Incorporated Computer Service 6378 North College	C-3	C-1
38. Mobile Sounds 6401 North College	D-4	C-1
39. 6416 - 6420 North College	D-4	C-1
40. Jade North Apartments 6527 - 6541 North College	D-4	D-9
41. Broad Ripple Christian Fellowship 6202 Carrollton	D-5	SU-1
42. A.S.A. Productions 6201 North Carrollton	D-5	C-1
43. John Borgerhoff 6205 North Carrollton	D-5	C-1
44. U.S. Post Office 6255 North Carrollton	D-5	SU-9
45. Village House Apartments 710 Laverock 705-709-713 East 63rd Place	C-2	D-8
46. Ripple Manor Apartments 702-710-712 East 63rd Place	C-2	D-8
47. Wellington Square Apartments 725 East 64th Street	C-2	D-8
48. Apartments 803-805-807-809 East 64th Street	C-2	D-8
49. Apartments 800-02-06-08 East Main Street	C-2	D-8
50. Opti Park 800 East 66th	D-4	PK-1
51. Edgewater Apartments 6701 North College	C-4	D-9
52. Broad Ripple Kindergarten 812 East 67th	C-4	C-S
53. Indianapolis Art League 820 East 67th	D-9	C-S
54. Parking Lot 6230 North Guilford	D-5	C-4
55. Fire Station #32 6340 North Guilford	C-4	SU-9
56. Young & Laramore Cones and Company Lowe Design Studio Young Letters Adv. 6367 North Guilford	C-4	C-1
57. 6371 North Guilford	C-4	C-1
58. The Good Earth 6350 North Guilford	C-2	C-3

	<u>From</u>	<u>To</u>
59. Conners Pub 6331 North Ferguson	C-4	C-3
60. Golden Thimble 6327 Ferguson	C-2	C-3
61. Golden Thimble 6323 Ferguson	C-2	C-3
62. Broad Ripple Pet Center 6334 Westfield	13U	C-3
63. Animal Health Center 6340 Westfield	13U	C-3
64. Indianapolis Water Pump Station	C-5	SU-
65. Sales Rep. Offices 6251 Winthrop	13U	C-1
66. Tiffany Gallery/Yohler Realty 1015 Westfield	C-5	C-3
67. McDonalds 1020 Westfield	C-5	C-3
68. Granville Apartments 6102 Carvel	C-1	D-9
69. Wilrene Apartments 6130 Carvel	C-1	D-9
70. Broad Ripple High School 1115 Broad Ripple Avenue	D-5	SU-2
71. Flanner and Buchanan Funeral Home 1305 Broad Ripple Avenue	D-5	C-1
72. Indianapolis Speech and Hearing Center 1405 Broad Ripple Avenue	D-5	C-1
73. Tin Star Restaurant 1904 Broad Ripple Avenue	D-5	C-3
74. Office Building 1901 Broad Ripple Avenue	D-5	C-1
75. 1909 Broad Ripple Avenue	D-5	C-1
76. 1911 Broad Ripple Avenue	D-5	C-1
77. Hoosier Badge and Trophy 1915 Broad Ripple Avenue	D-5	C-1
78. Leitz Guttering Contractor 1919 Broad Ripple Avenue	D-5	C-1
79. Makutenas Dental Lab 1923 Broad Ripple Avenue	D-5	C-1
80. Walls and Rapp, Dentists 1927 Broad Ripple Avenue	D-5	C-1

The Priority II rezonings listed below regard downzoning specific properties to a lesser zoning classification. These properties, largely commercial, are currently zoned too high a classification for a neighborhood commercial area. In most cases, the present zoning classification for the site allows a wider type and density of use than is currently on the site or appropriate.

Both the Priority I and Priority II rezonings are only recommended changes and are not law. Adoption of this portion of the plan reflects the optimum zoning for the Land Use Plan. These recommended changes should, however, function as a guide to the Village merchants, residents and City agencies in determining future land use and zoning issues.

<u>Priority II</u>	<u>From</u>	<u>To</u>
1. Parking Lot 5916 North College	D-4	C-3
2. The Broad Ripple Shell 6349 North College	C-2	C-3
3. R & R Market 6335 North College	C-2	D-8
4. American Legion Post #3 6379 North College	C-2	D-8
5. American Fletcher National Bank 706 Broad Ripple Avenue	C-4	C-1
6. Guys and Dolls Beauty Salon 720 Broad Ripple Avenue	C-4	C-1
7. Woodside Insurance Company 720 Broad Ripple Avenue	C-4	C-1
8. Ferree Insurance Agency 720 Broad Ripple Avenue	C-4	C-1
9. Union Federal Savings and Loan 724 Broad Ripple Avenue	C-4	C-1
10. Kimmel Shoe Repair 733 Broad Ripple Avenue	C-4	C-3
11. Ted's Barber Shop 735 Broad Ripple Avenue	C-4	C-3
12. Hoosier Antiques 737 Broad Ripple Avenue	C-4	C-3
13. Sashas Jewelry 739 Broad Ripple Avenue	C-4	C-3
14. 741 Broad Ripple Avenue	C-4	C-3
15. Mickey Quinn's 743-745 Broad Ripple Avenue	C-4	C-3
16. Spectrum Hair Stylists 6262 Carrollton	C-4	C-3
17. Parking Lot 6250 North Carrollton	C-4	C-3
18. Seven Seventy Apartments 770 East 61st Street	D-5	D-7
19. CCA Gallery 6263 Carrollton	C-4	C-3
20. The Comic Carnival 6265 Carrollton	C-4	C-3
21. The Alley Cat 6267 Carrollton	C-4	C-3
22. Hoosier Photo 801 Broad Ripple Avenue	C-4	C-3
23. J.R. Stutzman, Architect 803 Broad Ripple Avenue	C-4	C-3

	<u>From</u>	<u>To</u>
24. Antiques GIF/Collectors Shop 807 Broad Ripple Avenue	C-4	C-3
25. Ripple Barber Shop 809 Broad Ripple Avenue	C-4	C-3
26. Hi-Fi Gallery 811 Broad Ripple Avenue	C-4	C-3
27. W.D. Cheek Company 813 Broad Ripple Avenue	C-4	C-3
28. Christian Science Reading Room 815 Broad Ripple Avenue	C-4	C-3
29. United Repair Service 817 Broad Ripple Avenue	C-4	C-3
30. Zeager Construction 819 Broad Ripple Avenue	C-4	C-3
31. Byrum & Sons Galleries 821 Broad Ripple Avenue	C-4	C-3
32. Ke-Bar Service Company 821 Broad Ripple Avenue	C-4	C-3
33. Lockhart Gallery 823 Broad Ripple Avenue	C-4	C-3
34. Village Gold and Silver Exchange 825 Broad Ripple Avenue	C-4	C-3
35. Cafe Espresso Coffee House 827 Broad Ripple Avenue	C-4	C-3
36. Auto Specialists 829 Broad Ripple Avenue	C-4	C-3
37. Vacant 831 Broad Ripple Avenue	C-4	C-3
38. Roses and Lollipops 845 Broad Ripple Avenue	C-4	C-3
39. Broad Ripple Optometrist 802 Broad Ripple Avenue	C-4	C-3
40. Stationers 808 Broad Ripple Avenue	C-4	C-3
41. House of Silver 810 Broad Ripple Avenue	C-4	C-3
42. Subway Shop 812 Broad Ripple Avenue	C-4	C-3
43. Midtown Cafe 814 Broad Ripple Avenue	C-4	C-3
44. Goldman's Furs 816 Broad Ripple Avenue	C-4	C-3
45. Broad Ripple Antique Mall 818 Broad Ripple Avenue	C-4	C-3
46. K-9 College 820 Broad Ripple Avenue	C-4	C-3
47. American Worldwide Jewelers 822 Broad Ripple Avenue	C-4	C-3
48. 828 Broad Ripple Avenue	C-4	C-3
49. The Antique Market 834 Broad Ripple Avenue	C-4	C-3

	<u>From</u>	<u>To</u>
50. Ciao Restaurant 838 Broad Ripple Avenue	C-4	C-3
51. Calcutta Restaurant 840 Broad Ripple Avenue	C-4	C-3
52. Famolare 844 Broad Ripple Avenue	C-4	C-3
53. Abigails 852 Broad Ripple Avenue	C-4	C-3
54. Hair Salon 6223 Guilford Avenue	D-5	CS
55. Broad Ripple Masonic Temple 6235 Guilford Avenue	C-4	C-3
56. Patio Lounge 6308 Guilford Avenue	C-4	C-3
57. Michaels Jewelry 6309 Guilford Avenue	C-4	C-3
58. Fox Delicatessen 6311 Guilford Avenue	C-4	C-3
59. Hollard Bakery 6315 Guilford Avenue	C-4	C-3
60. Chelsea's 6317 Guilford Avenue	C-4	C-3
61. Parthenon & Casba Bar 6319 Guilford Avenue	C-4	C-3
62. Quality Leasing 6320 Guilford Avenue	C-4	C-3
63. MAB Paints 6323 Guilford Avenue	C-4	C-3
64. Kassenbaum Building 6325 Guilford	C-4	C-3
65. Artifacts Gallery 6327 Guilford Avenue	C-4	C-3
66. Corner Wine Bar/Wellington 6331 Guilford Avenue	C-4	C-3
67. David Lesh 6332 Guilford Avenue	C-4	C-3
68. Resiweig's Meat Market 6334 Guilford Avenue	C-4	C-3
69. The Village Press 6336 Guilford Avenue	C-4	C-3
70. Charles L. Walker Cleaners 901 Broad Ripple Avenue	C-4	C-3
71. The Guitar Shop 911 Broad Ripple Avenue	C-4	C-3
72. Vacant 915 Broad Ripple Avenue	C-4	C-3
73. El Matador Restaurant 921 Broad Ripple Avenue	C-4	C-3
74. Auto Tech 927 Broad Ripple Avenue	C-4	C-3
75. Broad Ripple Trophy Center 910 Broad Ripple Avenue	C-4	C-3

	<u>From</u>	<u>To</u>
76. Second Time Around 916 Broad Ripple Avenue	C-4	C-3
77. Bright Ideas in Broad Ripple 918 Broad Ripple Avenue	C-4	C-3
78. Nick's Sweet Retreat 920 Broad Ripple Avenue	C-4	C-3
79. Union Jack Pub & Deli 924-926 Broad Ripple Avenue	C-4	C-3
80. Red Wing Shoe Store 928 Broad Ripple Avenue	C-4	C-3
81. Village Peddlars 930 Broad Ripple Avenue	C-4	C-3
82. 6224 Winthrop	C-4	C-3
83. Mustard's Provincial Kitchen 1001 Broad Ripple Avenue	C-5	C-3
84. David Roetlger, Architect 1001 Broad Ripple Avenue	C-5	C-3
85. Urban Services, Inc., Contractor 6263 Winthrop	C-5	C-3
86. Etching Industries 1001 Broad Ripple Avenue	I-3U	CS
87. Allied Liquors 1002 Broad Ripple Avenue	C-4	C-3
88. Arrow Microcomputer/Hilligoss, Ins./ Schroeder AIA, Elgin Watercare 1009 Broad Ripple Avenue	C-5	C-3
89. McDonalds 1020 Broad Ripple Avenue	C-5	C-3
90. Waldons/Peaches 1021 Broad Ripple Avenue	C-5	C-3
91. Bud Wolf Chevrolet 1045 Broad Ripple Avenue	C-5	C-3
92. Lindners 1055 Broad Ripple Avenue	C-5	C-3
93. Weavers Lawn and Garden 1316 Broad Ripple Avenue	D-5	PK-1
94. Wild Birds Unlimited 1430 Broad Ripple Avenue	C-3	PK-1
95. Wake-Up Service Station 1440 Broad Ripple Avenue	C-3	PK-1
96. Jordan and Jordan 1724 Broad Ripple Avenue	D-5	C-1
97. D. C. Designers 6258 Carrollton	C-4	C-3
98. Spectrum Hair Stylists 6262 Carrollton	C-4	C-3
99. Channing Graphics/C. Gentry 6411 Carrollton	C-2	C-1
100. Folk Art Imports 6503 Carrollton	C-3	D-4
101. Snoop Coop 6419 Carrollton	C-2	C-1

	<u>From</u>	<u>To</u>
102. Jonjulie 6420 Carrollton	C-2	C-1
103. Esmon, Sterley, Johnston, DDS. 6545 Carrollton	C-1	D-4
104. Galmichi, Ltd. 6412 Ferguson	C-2	D-4
105. Creative Hair Techniques 6414 Ferguson	C-2	D-4
106. Fife Real Estate 6414 Ferguson	C-2	D-4
107. Your Friends Closet 6414 Ferguson	C-2	D-4
108. Fly by Night Artists Studio 6416 Ferguson	C-2	D-4
109. Paul's T.V. Service 6417 Ferguson	C-2	D-4
110. Fuller Engineering Sales 6420 Ferguson	C-2	D-4
111. Panyard House Antiques 6507 Ferguson	C-3	D-4
112. Indianapolis Public Library Annex 6219 Guilford	D-5	CS
113. Canal Hous, et. al. 6349 Guilford	C-4	C-3
114. Therapy for Children 6357 Guilford	C-4	C-3
115. Paradox Inn 6363 Guilford	C-4	C-3
116. The Silk Greenhouse 911 East Main Street	C-4	C-3
117. AMS of Indiana 6402 Cornell	C-4	C-2
118. ACE Construction 6410 Cornell	C-4	D-4
119. Bob Plum & Assoc. 6416 Cornell	C-4	D-4
120. Broad Ripple Auto Parks 6504 Cornell	C-3	D-4
121. The Depot 900 East 64th	C-4	C-3
122. The Whistle Stop 901 East 64th	C-4	C-3
123. The Woodcutter 804 East 65th	C-3	D-4
124. Little Old Village Sign-Maker 851-3 East 65th	C-3	D-4
125. Mac's Cyclery 815 Westfield	C-4	C-3
126. Clyde and Whyte Studios 819 Westfield	C-4	C-3
127. Chip's and Dales, B.R. Barn 820 Westfield	C-4	C-3

	<u>From</u>	<u>To</u>
128. Broad Ripple Heating and Cooling 823 Westfield	C-4	C-3
129. Westfield, Indiana Paint & Roofing 825 Westfield	C-4	C-3
130. Bazbeaux Pizza 832 Westfield	C-4	C-3
131. Der Glass Works 833 Westfield	C-4	C-3
132. Boulevard Barber Shop 837 Westfield	C-4	C-3
133. Renee's French Delicatessen 839 Westfield	C-4	C-3
134. Lobraico's Pharmacy 902 Westfield	C-4	C-3
135. Balloon's A Bloomin' 909 Westfield	C-4	C-3
136. Blue Point Oyster Bar 911 Westfield	C-4	C-3
137. Dave Badollet Pet Grooming 912 Westfield	C-4	C-3
138. Ambrosia Restaurant 915 Westfield	C-4	C-3
139. Broad Ripple Refinishing 916 Westfield	C-4	C-3
140. The Jazz Cooker Restaurant 919 Westfield	C-4	C-3
141. Mr. Video 920 Westfield	C-4	C-3
142. Blue Sun Gallery 922 Westfield	C-4	C-3
143. Sitzmark 924 Westfield	C-4	C-3
144. Jazz Cooker Deli 925 Westfield	C-4	C-3
145. Stillwater Restaurant 927 Westfield	C-4	C-3
146. Rogers Pools 6354 Westfield	I-3U	C-3
147. 6401-6601 Westfield	DS	PK-2

*If a property is not listed, changes name or changes address, please refer to Map #10, page 19. The Zoning Plan, page 19, shall serve as official recommended zoning plan.

Transportation

Transportation in the Broad Ripple Village area is congested. However, many merchants and residents would not apply this label in a negative context. The vitality of Broad Ripple as a neighborhood commercial center depends on high traffic volumes. Heavy traffic volume on Broad Ripple should be made efficient while preserving the neighborhood atmosphere and safety for the pedestrians traveling along the avenue (see Map 12).

The residential survey conducted by the Division of Planning indicated that 61% of respondents walk to points of interest in the Village area. In examining the existing sidewalk system, several missing links of sidewalks along College and Broad Ripple Avenue were found (see Map 14). Sidewalks should be constructed to link service sites which generate heavy pedestrian traffic with residential areas.

Assets

The Village commercial area is well-served by primary and secondary arterials: Broad Ripple Avenue, 62nd Street, Westfield Boulevard and College Avenue provide easy access to destinations in every direction.

Kessler Boulevard provides good east/west access to residents in the southern parts of the neighborhood.

The Monon line provides undetermined potential for linking Broad Ripple with points north and south of the Village. Most of the north/south residential streets in the neighborhood were originally developed with sidewalks.

The intersection at College and Westfield has been improved.

Problems

Broad Ripple Avenue, between the Monon line and College Avenue, is highly traveled and often congested.

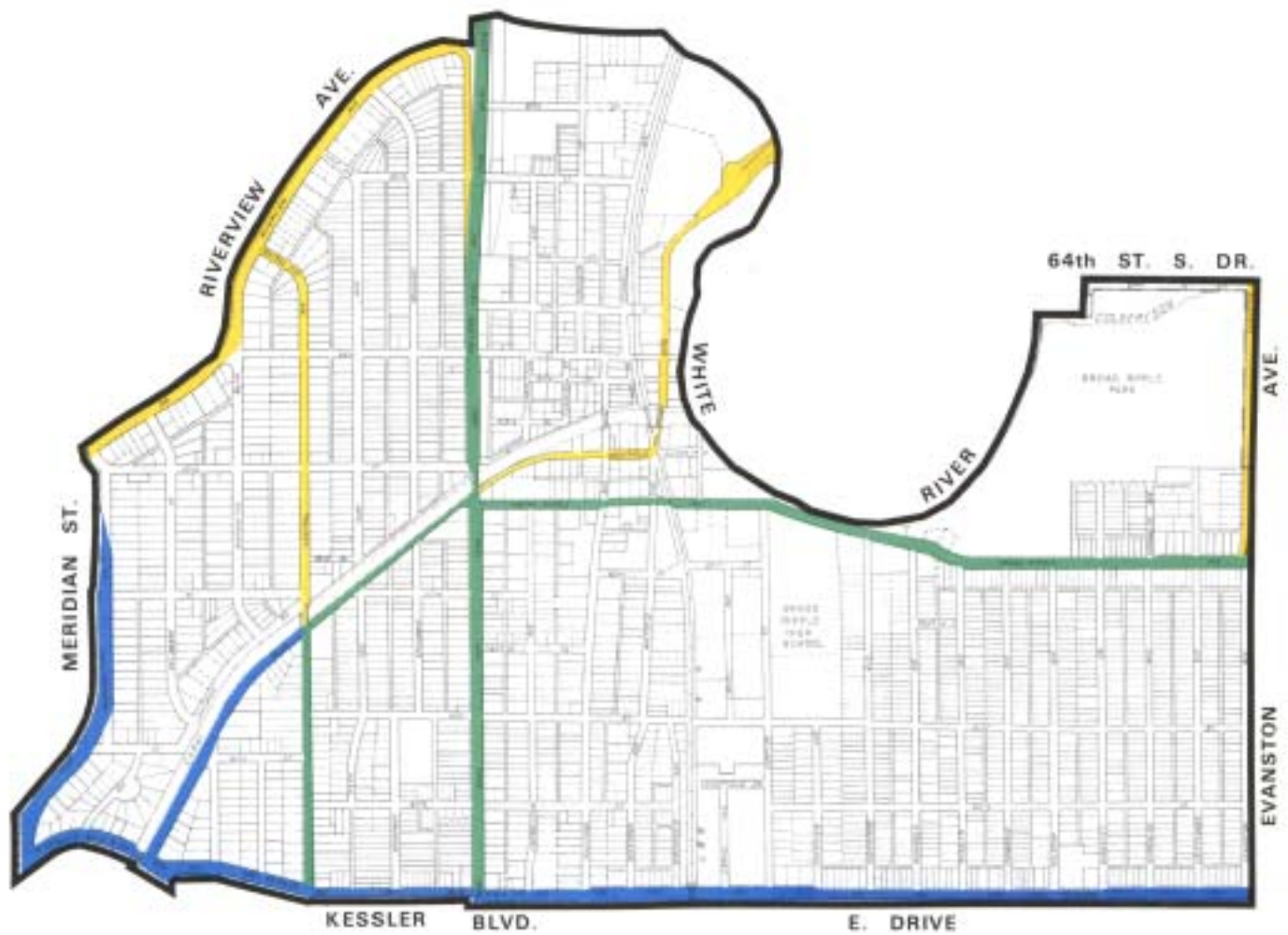
Sidewalks are too narrow to serve the heavy pedestrian traffic.

Many of the east/west streets (Kessler, 60th, Westfield, 64th) do not have continuous sidewalks.

64th Street from College to Westfield is too narrow to serve large volumes of traffic.

Rail crossings on Broad Ripple, Westfield, 64th, 65th, and 60th Streets are in need of improvements.

Some of the streets north of the canal and east of College are in need of curbs to help define traffic flow.



BROAD RIPPLE VILLAGE PLAN

MAP 12 / FUNCTIONAL CLASSIFICATION SYSTEM

■ Primary Arterial
 ■ Secondary Arterial
 ■ Collector

The preparation of this map was financed in part by a Community Development Block Grant.

N
 October, 1988
 Department of Metropolitan Development
 Division of Planning
 Indianapolis Marion County, Indiana



**BROAD RIPPLE VILLAGE PLAN
MAP 13 / EXISTING TRANSIT ROUTES**

The preparation of this map was financed in part by a Community Development Block Grant.


 October, 1988
 Department of Metropolitan Development
 Division of Planning
 Indianapolis Marion County, Indiana



BROAD RIPPLE VILLAGE PLAN

MAP 14 / SIDEWALK SYSTEM

Existing Nonexisting

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October, 1988
 Department of Metropolitan Development
 Division of Planning
 Indianapolis Marion County, Indiana

Haphazard and illegal parking lots have been developed in or around public rights-of-way encouraging improper/dangerous entry into lanes of traffic.

Bike riders have not been provided with a route to travel from the Village to Broad Ripple Park (see Map 18).

Many alleyways at the rear of commercial properties were neither developed nor designed to carry the commercial traffic which is channeled onto them.

Although it has remained on the Official Thoroughfare Plan, the lack of priority given to the 71st Street bridge across White River forces additional traffic onto Broad Ripple Avenue.

Several bridges over the Canal (Kessler, Central and Guilford) are at various stages of repair.

The absence of a continuous sidewalk on the north side of Broad Ripple Avenue deters pedestrian access to Broad Ripple Park and the Branch Library.

One-way streets north of the canal (Carrollton, Guilford and Laverock) limit residential uses.

Pedestrians from Warfleigh have difficulty walking safely to the Village commercial area.

Goal

To provide a transportation system (both vehicular and pedestrian) that balances the needs of the neighborhood and also serves the central part of Washington Township.

Recommendations

To investigate with adjacent property owners the elimination of on-street parking on both sides of Broad Ripple Avenue from College Avenue east to Winthrop and, at the same time, the installation of brick-like concrete pavers to widen the sidewalk to 11 feet on each side of Broad Ripple Avenue allowing more space for shoppers and pedestrians. This project should be pursued only with the support of Village merchants and property owners and in concert with the development of off-street parking facilities recommended in the following design schemes.

To eliminate all direct access drives (with the exception of public alleys and the two drives serving financial institutions) onto Broad Ripple Avenue, from College to Winthrop.

To discuss with the Department of Transportation the sidewalk needs of the neighborhood along major thoroughfares to allow pedestrian access to Broad Ripple Park, the branch library and the Village commercial area (see Map 15).



BROAD RIPPLE VILLAGE PLAN

MAP 15 / PROPOSED SIDEWALKS

- First Priority Sidewalks
- Second Priority
- Brick Pavers

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 Division of Planning
 Indianapolis Marion County, Indiana

To consider amendment of the Official Thoroughfare Plan by the deletion of Riverview Drive as a collector from Washington to College and insertion of East 64th Street from Washington to College in its place to legitimize the function it already serves.

To work with DOT to repair the Monon tressel on Kessler, while opposing attempts to widen Kessler at this location.

To work with DOT and railway representatives to modernize the existing at-grade railroad crossings on 64th, Westfield, 61st, and 65th.

To eliminate all parking lot designs along public rights-of-way that now encourage improper entry into traffic when exiting.

To install curbs on streets where they presently do not exist in order to define a uniform parking pattern for on-street parking.

To develop a safe bike path from the Canal area of 64th and Guilford into Broad Ripple Park using the Village Design Scheme.

To resurface alleyways in the commercial area where needed.

To develop improved bus loading zones.

To analyze the intersection of Kessler and College for possible lane identification and turning improvements.

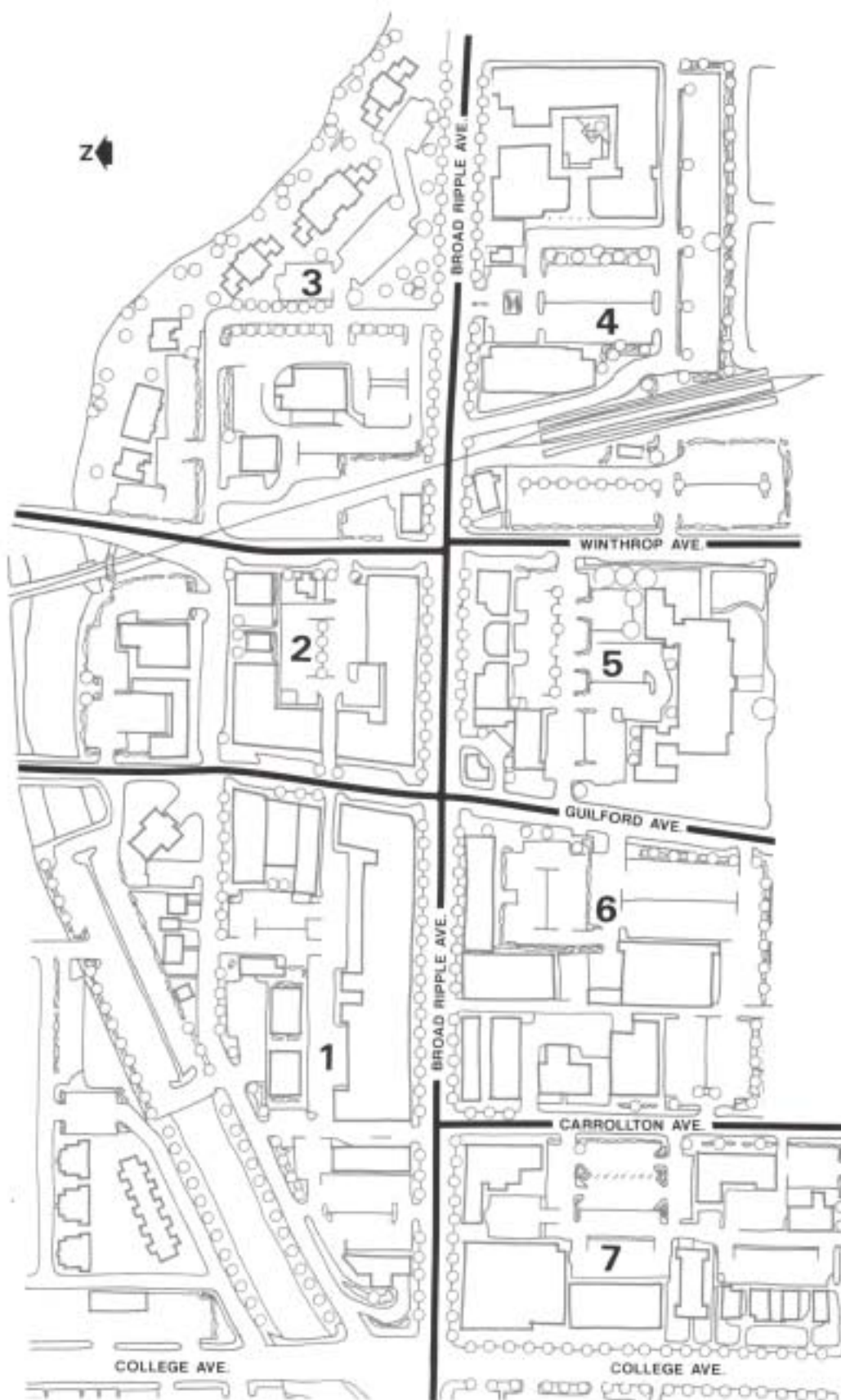
To examine the need to widen Westfield north to 65th as well as to increase lighting along the Indianapolis Water Company retaining wall to promote safer vehicular movement.

To investigate the reconversion of Carrollton, Ferguson and Laverock to two-way streets north of the canal.

To seek alternative routes for pedestrian traffic from Warfleigh to the Village Commercial area.

To undertake intersection improvements at 64th and College.

BROAD RIPPLE VILLAGE PLAN
DESIGN AREAS



Commercial Development

Broad Ripple has been a neighborhood commercial center since the 1830's. It remained this way until the 1950's when the use of the auto took residents to other parts of the city to shop.

Broad Ripple evolved into a service area. Shops that formerly housed thriving neighborhood retail uses were replaced with offices. The back yards of residences were converted to off-street parking and, eventually, the structures were also converted to shops and offices. With the expansion of retail and office uses (through use variances or rezonings), rent structures declined to the point that inappropriate or marginal uses began to locate in the commercial core of the Village.

Uses which were dependent upon the auto sought locations north or south of the Village on College or east on Broad Ripple Avenue. These uses had no uniform design standard. Buildings that had significant setbacks initiated front yard parking with an emphasis on easy access. The problem was that the uses (doctor's offices, fast food restaurants and convenience marts) along these commercial strips brought cars, litter and noise. Instead of the desired office use which needs little off-street parking, we found repair shops and professional offices with frequent customer turnover. The treatment of these types of uses will continue to effect the prime commercial core of the Village as well as existing adjoining properties that were previously residential in use.

The area north of the canal and east of College has many diversified uses. Despite limited parking, narrow streets and sidewalks, the area has developed and attracted entrepreneurs offering arts and cultural services and products, as well as some unwanted uses.

In attempting to reinforce the unique commercial appeal of the village, the land-use plan and urban design scheme will increase the number of off-street parking spaces. The Village will not thrive strictly as a neighborhood commercial center, although it is hoped that many of the traditional neighborhood shops will continue to seek the Village as a viable area for conducting business.

It is not the intent of this plan to uproot or discourage operation of non-pedestrian, heavy-retail types of uses. Zoning is a tool to assist with the proper development of an area when nonconforming uses pursue expansion (see Appendix D: Permitted Uses in Commercial Districts).

A strong and active merchants organization working in concert with local residents to develop the Village commercial area to its potential is of prime importance.



MAP 16-2

**BROAD RIPPLE VILLAGE PLAN
DESIGN MAP**



Assets

The Village commercial area serves both daytime and evening clientele.

The Village commercial area has maintained a relatively high occupancy rate, even during the transformation of its character from a neighborhood commercial center to a regional commercial/entertainment/fine dining area.

Various promotional events are sponsored throughout the year to increase the commercial exposure of the area.

The absence of a building setback line on commercial lots within the Village has provided the area with charm and character.

Broad Ripple Village is well known as an attractive commercial center even outside Marion County.

The canal provides a unique physical amenity.

The commercial area north of the canal has long been recognized as an area offering unique art and specialty items.

The traffic volumes on Broad Ripple and College Avenues bring a large market potential to the area.

The primary commercial core of the Village has several properties under single ownership, which could assist building and parking improvement efforts through common agreements.

Problems

The commercial uses of the Village are evolving from typical neighborhood uses to intense franchise retail uses. The proliferation of restaurants/taverns/sidewalk cafes has de-emphasized the development of the Village as a neighborhood commercial center.

The renewed interest in the Village has increased rent structures for commercial properties which discourage or limit the potential of light retail and service uses typical of a neighborhood commercial area.

Basic disagreement continues over the desired direction of the Village commercial area. Many interests want to retain the quaint character of the Village with small specialty shops; while others press for the growth of the Village offering the full scale of uses that serve everyday needs.

The Village commercial area, while not dominated by auto-related uses, does house a few such uses which detract from the pedestrian-oriented shopping nature of the Village.

The Village commercial area lacks a commercial theme for the development of the area. While total uniformity is not desired, the lack of design standards adds to the diverse design characteristics.

While vacant commercial space is available, new entrepreneurs continue to examine residential property on College Avenue and Broad Ripple Avenue as potential retail/office property.

While parking remains a problem, the lack of property-owner cooperation, re-design of existing parking areas, and poor utilization of the canal deck further compounds the perception of a serious parking shortage.

Promotion and advertising by Village merchants is lacking.

Goal Statement

To increase the economic vitality of the Village commercial area by providing development standards for private investments.

Recommendations

To adopt design standards for facade improvements and new construction to guide future development.

To work with business tenants and commercial property owners to promote cooperative agreements for the joint use of off-street parking facilities.

To continue various promotional events which continue to bring new clientele to the shopping area.

To work with the Indianapolis Convention and Visitors Association in the promotion of the Village area as a regional focal point in the Indianapolis/Marion County area.

To continue to create a link between the daytime neighborhood retail/professional service providers and evening regional commercial interests.

To develop parking standards which promote the growth and development of light retail and office uses throughout the Village.

To work with local realtors to discourage retail and office conversion of residential structures on College and Broad Ripple Avenues.

To enable relocation of auto sales, leasing and repair uses outside the Village area proper or off the Broad Ripple Avenue frontage.



MAP 16-3
**BROAD RIPPLE VILLAGE PLAN
 DESIGN MAP**

To monitor the mixed-use development of the area north of the canal and west of College to protect the residential viability of the area.

To encourage merchants to use a periodic advertising scheme which continues to promote the Village as a neighborhood shopping area.

To encourage the Department of Transportation to funnel the money generated from parking meters to public street improvements in the Village commercial area.

To develop landscaped islands and curb alterations at prominent intersections (College/Broad Ripple, 64th/College, Compton/Broad Ripple, Kessler/College).

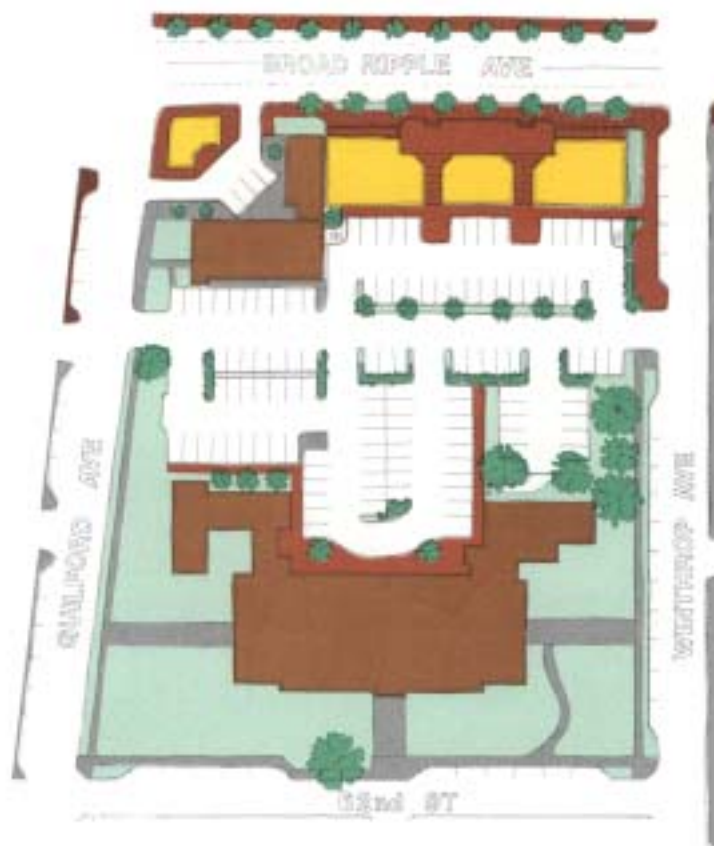
To promote the use of the canal as a passive amenity to the Village commercial area.

To utilize the Urban Design Schemes as a policy statement on private sector redevelopment and expansion in the seven block prime commercial area.



MAP 16-4
BROAD RIPPLE VILLAGE PLAN
DESIGN MAP

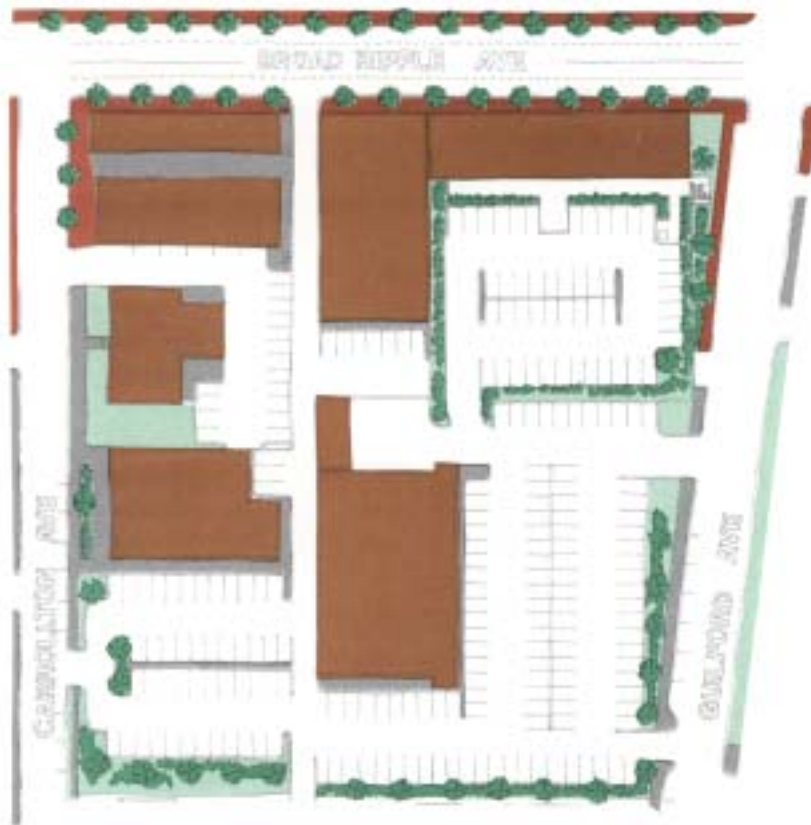




MAP 16-5

**BROAD RIPPLE VILLAGE PLAN
DESIGN MAP**





MAP 16-6
**BROAD RIPPLE VILLAGE PLAN
 DESIGN MAP**



Parking

Parking has become a major issue in Broad Ripple Village. On-street parking spaces are limited. Parking meters were installed in 1957. The parking deck built over the Broad Ripple canal was constructed in 1961. On-street parking and the narrowness of several streets add to a congested atmosphere; an atmosphere which also contributes to the commercial attractiveness of the Village. Off-street parking is also in great demand. Daytime and evening employees, customers and Village residents compete for off-street parking. In addition, narrow access, delivery vehicles, and lack of building setback significantly reduce intersection visibility.

Parking requirements for commercial uses are specified in Section 2.09 of the Commercial Zoning Ordinances (see Appendix G: Parking Guidelines). Over recent years it has become apparent that any new construction, alteration or significant change in use has caused problems for Village entrepreneurs. Realistically, each developer needs a parking variance because of the current parking situation. The frustration of current planning staff and the Boards of Zoning Appeals in attempting to deal with this issue has resulted in several variances without addressing the issue.

From the parking analysis conducted in the later part of 1985, it was determined that there were 825 off-street parking spaces in the Village commercial area. The uses that occupied the buildings in the commercial districts would demand 2,442 spaces if each complied with the commercial zoning ordinance. Therefore, only 34% of the required parking is presently being supplied. In recognition of the heavy pedestrian traffic in the Village, the types of uses that are desired by this plan, the on-street metered parking spaces and the potential of the canal deck, the parking deficiency is somewhat alleviated.

The recommendations for parking standards for the seven block commercial area take into account the difficulty in providing on-site off-street parking and the desired direction of commercial development in Broad Ripple.

These standards were developed after an analysis of the existing conditions in Broad Ripple, the parking spaces provided by each business and the Commercial Zoning Ordinances parking requirements. In most situations, it is unlikely that the commercial uses in Broad Ripple will provide the off-street parking suggested. However, the guidelines in the plan are the minimum number of spaces desirable for all existing uses to function properly.

When land-use petitions needing public review are submitted to the City, the plan should be used as a guideline to influence design for buildings and the provision of adequate parking and landscaping. Individual petitions may propose alternative parking configurations that still meet the requirements.



MAP 16-7
**BROAD RIPPLE VILLAGE PLAN
 DESIGN MAP**



Residential Development

Broad Ripple has experienced a decline in population over the past several decades. From 1960 to 1970, the population decreased by 19.6% to 5,750 persons. This continued through the 1970's with another 17.2% decrease. An examination of housing starts, housing losses and conversions indicate an insignificant change in the character of the neighborhood. However, a close look at the demographics of the neighborhood reveals that the average number of persons-per-household has decreased, as has the number of school-age children. There appears to be more single persons, childless adults, and senior citizens.

The number of two-family units has not significantly changed over the past 15 years. Duplexes are scattered throughout the Warfleigh area to the west of College. The present dwelling district zoning ordinance permits two-family units to be constructed on corner lots in most single-family districts; however, this does not justify the majority of duplexes which appear on interior lots. These duplexes were generally constructed under previous zoning regulations. With the absence of a zoning classification that encourages two-family structures on interior lots, these structures exist as legal, non-conforming uses.

The building conditions survey conducted in the spring of 1985 indicates that most buildings are sound (see Map 17). The majority of the homes southeast of the Village are of the bungalow style.

The average age of residents in the Broad Ripple area (33.4) is considerably older than the average in neighboring Meridian Kessler (29.0) and Butler-Tarkington (29.9). This can be explained by the lower percentage of children in the population. The percent of persons under fifteen years of age is 12.1% in Broad Ripple compared to Keystone-Kessler (16.8%), Butler-Tarkington (16.0%), or Meridian-Kessler (24.4%). 77.3% of the households responding to the residential survey had no children living in the dwelling unit. The age difference can also be attributed to the significant number of elderly individuals in Broad Ripple. Over 23% of the residents of Broad Ripple are 65 years of age or older, contrasted with Meridian-Kessler (10.5%), Butler-Tarkington (14.8%), and Keystone-Kessler (17.7%).

Although area housing remains primarily owner-occupied, 28.5% of the total households responding to the survey indicated that they rent their living unit. When compared to the results of the 1980 census which revealed that 43.5% of all units in Broad Ripple were renter-occupied, it is apparent that either the percentage of owner-occupied units has increased or the respondents to the residential survey typically tended to be owner occupants.

While the amount of rent paid monthly was slightly higher in Broad Ripple than the three neighborhoods to the south, the residential survey indicated a wide range within the rent structure. 66% of those who responded paid monthly rents of \$300 or less. There appears to be a need for quality rental property in this area which is close to shopping, recreational and cultural amenities.

The area to the north of the canal and east of College has a history of conversions from residential to commercial or office use. Many of the commercial properties are still zoned for residential use. The presence of home occupations in stable residential areas is of some concern. The present zoning provisions require specific development standards for home occupations. It appears that even in a stable neighborhood such as Broad Ripple, a formalized review process for proposed home occupations should be evaluated. Many of the land use issues on College and Broad Ripple Avenues may have been avoided if those present office and commercial uses had been more closely scrutinized when they were first proposed.

Assets

The residential neighborhood on the periphery of the Village consists of many cottage style and two story homes inhabited by a mix of elderly and young persons with varied income levels and generally small families.

Most of the older multi-family complexes have been built along major arterials or railway rights-of-way with convenient access to schools and shopping.

The residential area to the south and east of Broad Ripple High School shows no signs of deterioration.

The current residential uses along College, Kessler and 62nd are in good condition and are of vital importance to the residential integrity of the neighborhood.

Recently-developed or improved condominiums and apartments such as School 80 apartments, Winthrop Crossings or the townhomes along College contribute to residential diversity in the area.

The average value of single-family homes (\$55,000) in the neighborhood has remained stable over the past five years.

Problems

Many doubles were constructed west of College in an area now zoned for single-family homes. This resulted in a number of non-conforming uses.

Many second stories of commercial structures have not realized their potential for development as residential uses.

Many of the multi-family developments have left little land for needed open space.

Although zoned for residential use, numerous buildings have been converted to a commercial or office use along College and 62nd Streets.

The area north of 65th and east of College, although zoned for residential use, does not have a plan for its development.

Permitting the conversion of a residential structure to an office or retail use creates many development standard issues on parcels with inadequate space to meet setback, parking or access standards.

Goal Statement

To provide adequate, safe and properly designed housing in areas convenient to necessary services.

To support the existing mix of single-family and multi-family housing opportunities.

Recommendations

To strive toward the return of converted doubles/duplexes to single-family homes on lots which are on the interior part of any block of a residential street, thus bringing them into conformity with existing dwelling district zoning provisions.

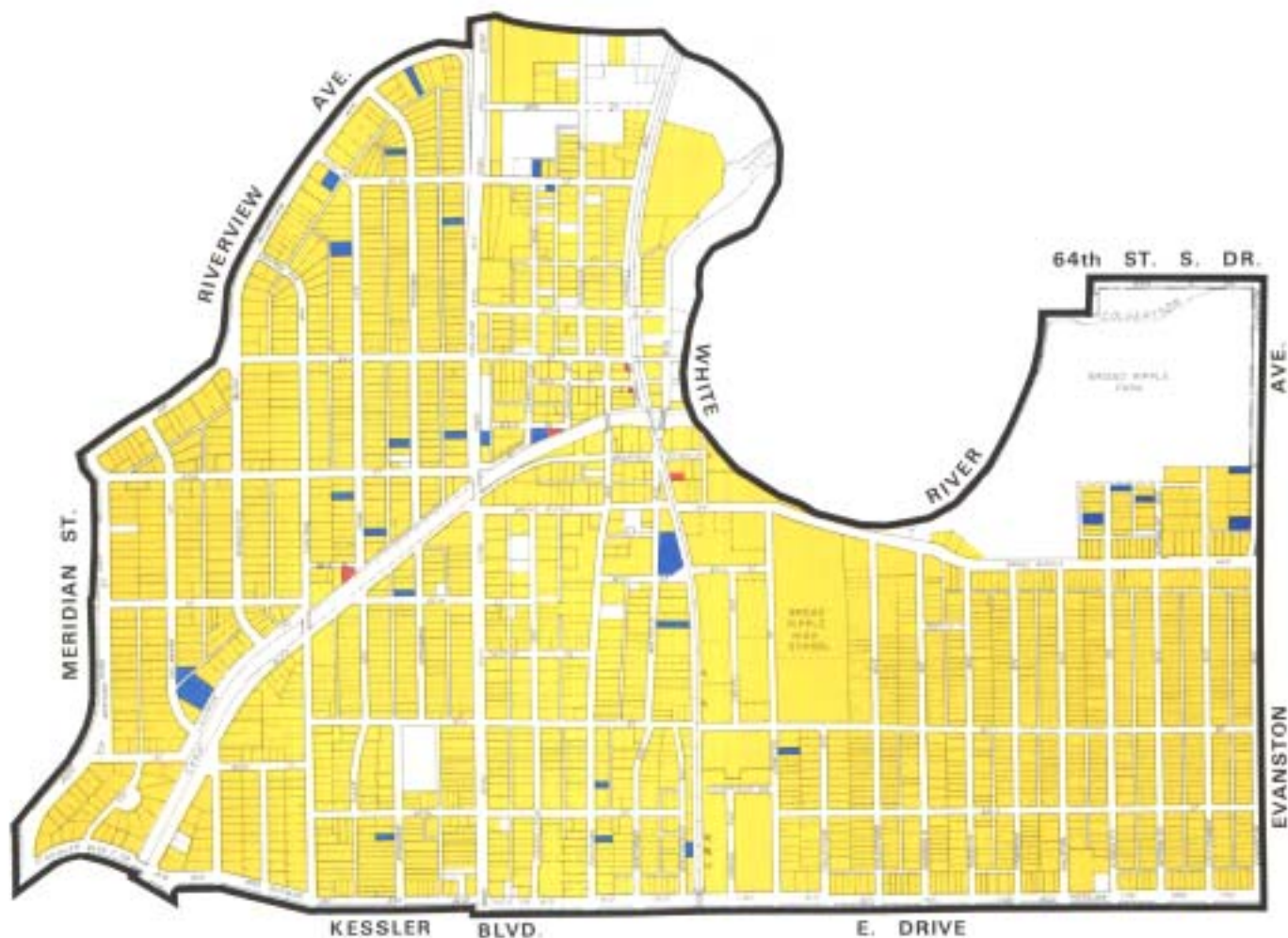
To explore the full utilization of the upper stories of commercial buildings for residential use.

To monitor the site plans of multi-family housing projects to ensure that adequate open space is provided for all housing projects with more than four units.

To cooperate with residential homebuilders and remodelers to ensure that newly-constructed single-family homes and additions to existing single-family homes are compatible with the characteristics of existing residential development (see Appendix E: Recommended Standards of Development).

To promote the mixed use of residential buildings north of the canal and east of College for both specialty shops/professional offices, and single-family dwelling units.

To promote development of multi-family units with a pedestrian circulation in relationship to the Village.



BROAD RIPPLE VILLAGE PLAN
MAP 17 / EXISTING BUILDING CONDITIONS - 1986

- Sound
- Minor Deterioration
- Major Deterioration

The preparation of this map was financed in part by a Community Development Block Grant


 October, 1988
 Department of Metropolitan Development
 Division of Planning
 Indianapolis Marion County, Indiana

Public Safety

Broad Ripple is under the jurisdiction of the Indianapolis Police Department and the Indianapolis Fire Department. Police manpower is separated into eight sectors, and the Broad Ripple area is within the Adam Sector.

Fire protection is provided from one of three firehouses, depending on the nature and severity of the alarm. It is fortunate that Station #32 is located in the main commercial district of the Village, thus providing more immediate service to these commercial structures.

Both the residential and commercial surveys indicated that safety and security is a concern of residents and merchants alike.

Assets

The location of the Indianapolis Police Department Quad I Roll Call Site in Broad Ripple Park has significantly reduced response time to the Village area.

In four of the five residential areas surrounding the Village, crime was significantly reduced from 1976 to 1984.

The presence of Indianapolis Fire Station #32 in the Village provides timely response to the commercial area.

Problems

Many of the residential areas surrounding the Village are not well lit at night.

The lack of low level lighting along the canal discourages evening use.

The use of 64th, Riverview and Central for commuter use interferes with the solitude of the residential area.

Broad Ripple/College, Kessler/College, Central/Kessler 64th/College, Westfield/Winthrop, Evanston/Broad Ripple, Westfield/Park, 63rd/College are all potentially dangerous intersections.

The intensity of vehicular traffic along Broad Ripple Avenue and the presence of street parking in the Village increases the danger for pedestrians crossing at crosswalks, persons entering parked cars, and those attempting to park autos.

The lack of modern fire equipment at Station #32 decreases its utility.

The concrete wall along the east side of Westfield Blvd. interferes with site visibility for motorists.

Goal Statement

To provide a level of public safety which encourages the free movement of local residents, shoppers and school children.

Recommendations

To inventory existing street lights and develop a long-range method of installing additional lights where necessary.

To continue to examine the intersection of Broad Ripple and College and other problem intersections stated previously.

To provide a horse patrol and walking police patrol for the Village commercial area.

To analyze the effectiveness of emergency medical services.

To examine fire equipment which serves the Village to determine its adequacy to the needs of the area.

To consider the widening of Westfield Blvd. to lessen the potential danger of the concrete wall along its east side.

Parks and Recreation

The Broad Ripple Village area is served by a variety of recreational facilities (see Map 12). Broad Ripple Park, with sixty acres, provides recreational amenities to the residents in central Washington Township. A new pool was constructed and opened in 1982. This pool remains the only municipal pool in Washington Township. The park also provides a community building and a boat launch ramp. Tennis courts, picnicking facilities and playground equipment complement the pool and provide a balance of recreational facilities. The close proximity of the Indianapolis Water Company canal provides a passive recreational area for joggers and nearby residents. According to the residential survey, 43.2% of the residents who utilize Broad Ripple Park walk there. The survey indicated that residents use the playground equipment, picnic facilities, tennis courts and the swimming pool in that order of preference.

Approximately 36% of the survey respondents use the canal as an open space corridor to run, jog, and bike.

The Park appears to serve young children living west of College and south of the canal. 76% of survey respondents indicated they almost never use the park. The remaining respondents use the park at least once a month.

The Optimist Park, east of College from 65th to 66th Streets also provides a recreational area. This park was developed by a service organization for use by area residents. The park offers baseball fields, a picnic shelter and playground equipment.

To the north a few blocks is Marrott Park which offers large undeveloped areas for passive recreation.

Assets

The Indianapolis Water Company canal serves as a passive recreational area used heavily by nearby residents.

Broad Ripple Park offers a wide variety of facilities. Classes in cooking, arts/crafts, drama, ballet, tap, gymnastics, karate, computer use and exercise are offered at the Broad Ripple Park Community Center.

The White River, a northern boundary of the neighborhood, provides fishing, boating and other leisure activities.

The presence of the police roll call station offers around-the-clock security.

The Broad Ripple Park Master Plan promotes a variety of active and passive recreational opportunities (see Map 19).

The Department of Parks and Recreation, working in concert with the local residents and merchants, has conducted periodic tree plantings along streets in the Village.

Problems

The Community Building in Broad Ripple Park is not fully adaptable to the expressed needs of many area residents.

A small area for open space may be necessary closer to the pedestrian activity in the Village.

The residential area west of College Avenue and north of the canal lacks an adequate neighborhood park.

The presently designated bike routes do not integrate the amenities of the canal or Broad Ripple Park.

Although the newly constructed branch library would appear to serve many neighborhood residents, continued encroachment by similar facilities will erode the desired use of the valuable open space.

The open space along Westfield Boulevard on the south side of the canal is unprotected from auto intrusions.

Goal Statement

To encourage full utilization of existing recreational facilities by residents while expanding needed recreational programs.

Recommendations

To undertake shelter improvements and pedestrian bridge reconstruction in Broad Ripple Park.

To pursue the implementation of the Village commercial design scheme which will provide more areas for pedestrians to enjoy leisure activities in the shopping district.

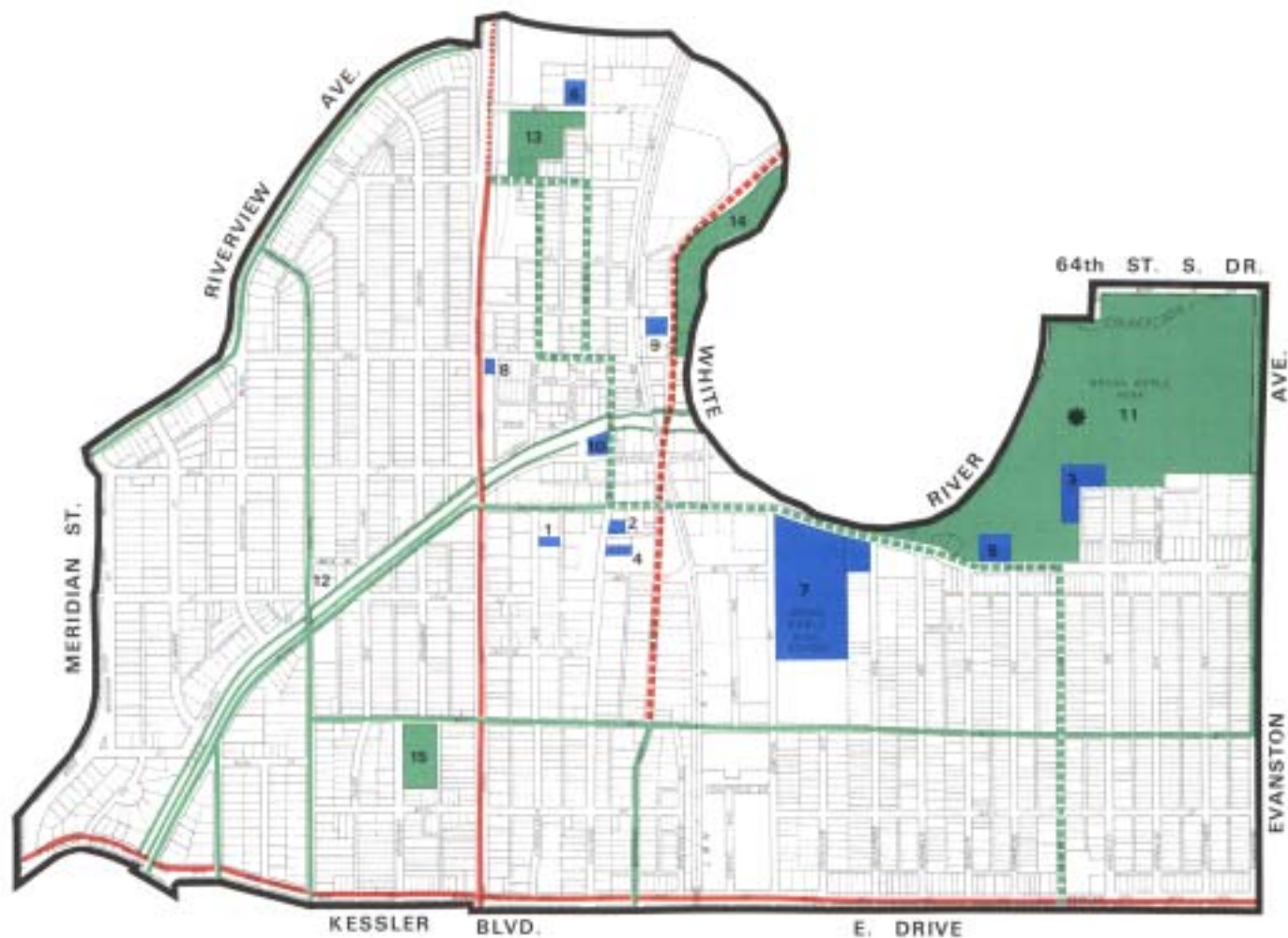
To examine the potential development of a neighborhood park in the area west of College and north of the canal.

To work with the Broad Ripple Village Association in determining appropriate organized programs at the Broad Ripple Park Community Building.

To develop a Village "street tree" plan between the Department of Parks and Recreation and the Broad Ripple Village Association to plant trees along streets in both commercial and residential areas.

To renovate the restrooms in Broad Ripple Park and to expand the use of the Park for picnicking and other family leisure activities.

To integrate the White River and the Indianapolis Water Company Canal with bike paths and other riverbank development.



BROAD RIPPLE VILLAGE PLAN

MAP 18 / INSTITUTIONAL & RECREATIONAL FACILITIES

1. U.S. Post Office, Broad Ripple Branch
2. Broad Ripple Masonic Temple & Lodge No. 643
3. Indianapolis Police Dept., Quad 1 Roll Call Site
4. Indianapolis-Marion Co. Public Library Annex
Broad Ripple Branch
5. Indianapolis-Marion Co. Public Library,
Broad Ripple Branch
6. Indianapolis Art League Foundation
7. Broad Ripple High School

8. Broad Ripple American Legion Post 34
9. Robert E. Kennington American Legion Post 34
10. Fire Station No. 32
11. Broad Ripple Park
12. Indianapolis Water Company Canal
13. Optimist Park
14. Indianapolis Water Company Levy
15. Broadway Park

- Not recommended for bicycling
- - - Existing bicycling routes needing improvements
- - - Existing signed bike routes
- Preferred streets for bicycling
- - - Streets recommended for experienced bicyclist only
- Recreational
- Institutional

The preparation of this map was financed in part by a Community Development Block Grant

October, 1990
Department of Metropolitan Development
Division of Planning
Indianapolis, Marion County, Indiana

Community Services and Facilities

The Broad Ripple Village area, because of its origin as a self-contained community, is well-served by various services. Day-care and preschool programs are offered at several locations in the neighborhood.

Assets

Several day-care preschool programs are offered in churches and by for-profit organizations.

The Indianapolis Art League offers classes for area artists.

The Broad Ripple Branch post office provides convenient postal services for area residents.

The newly constructed Broad Ripple Library is an example of long-term commitment to the neighborhood.

Problems

The Village is not served by a neighborhood outreach center.

The neighborhood lacks a location for seniors to congregate for hot lunches, transportation, recreation and social gatherings.

The neighborhood lacks a job placement program for youth attending area schools.

Increased marketing of the services and programs offered at the Community Room in Broad Ripple Park is necessary.

Goal Statement

To promote an ongoing awareness for citizen involvement in neighborhood programs and services.

Recommendations

To increase awareness of the programs that are offered at the Broad Ripple Park Community Building and to increase the types of available services to accommodate residents' needs.

To increase awareness of transportation opportunities for the elderly throughout the Village.

To develop a neighborhood sign program to properly identify Broad Ripple Village boundaries to persons travelling in or through the neighborhood.

To make available a latch-key program to serve school-age youth of working parents. This concept would provide learning and recreational experiences for youth after school until parents or caregivers arrive home.

Education

Broad Ripple is at the northern boundary of the Indianapolis Public School District (IPS). Broad Ripple High School is the only educational facility within the neighborhood (see Map 20). It serves as a magnet school for students demonstrating excellence in the humanities or performing arts in addition to providing a basic high school curriculum. With the closing of Shortridge as a high school in the late 1970's and the continued decline in residents of high school age, the boundaries for Broad Ripple student enrollment have continued to expand. Almost all high school students north of 42nd and west of Keystone attend Broad Ripple. Even students from the Crown Hill and Mapleton-Fall Creek neighborhoods (near 32nd and Meridian), and the near southside neighborhood of Fountain Square attend Broad Ripple High School. The close proximity of Chatard (a parochial school to the southeast) and Park Tudor (a private college prep school to the northwest) influence the enrollment figures at Broad Ripple.

All middle school students who attend public schools and live in the Broad Ripple area attend Merle Sidener Middle School #59 located at 2424 East Kessler.

Over the past fifteen years, the total enrollment of schools #84 and #86 has continued to decline. Only since the mid 1980's have these enrollment figures stabilized.

These elementary schools are outside the boundaries of the neighborhood. School #80 was closed in the spring of 1980 and the students who formerly attended this elementary school were absorbed by school #86 and #84. The children living east of Compton in Broad Ripple go to School #70. This transfer of students will more evenly balance the proposed enrollments of the three elementary schools which serve the neighborhood.

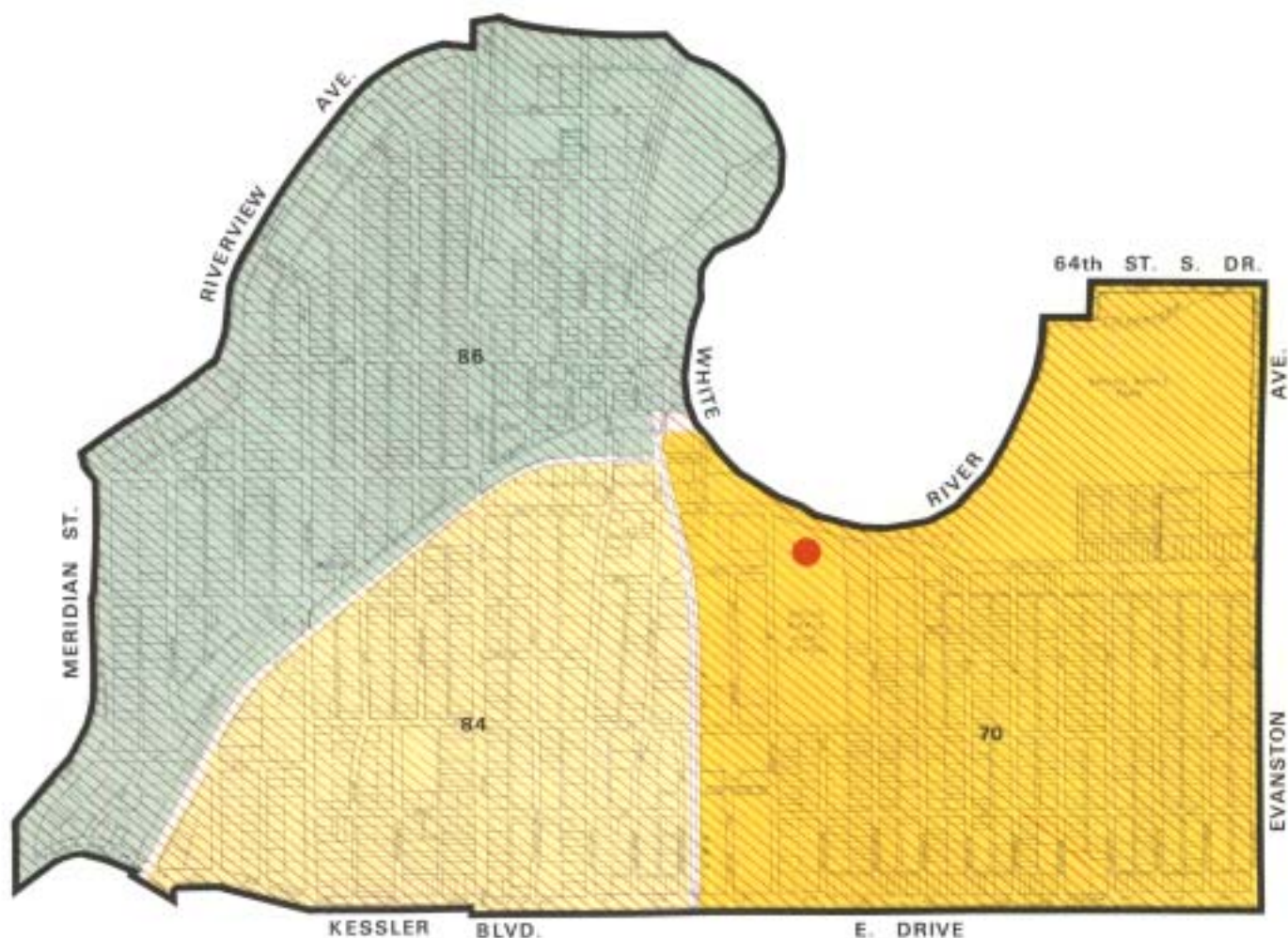
The close proximity of Christ the King, St. Pius, Immaculate Heart of Mary and Orchard County Day offer alternative elementary educational choices.

Under the recently proposed redistricting plan being considered by Indianapolis Public Schools, school #91 would be opened which would affect the boundaries of schools #84 and #86. The close proximity of the northside Montessori School and School #55 also offers alternative education to area residents.

The Indianapolis speech and hearing center is located one block east of Broad Ripple High School and therefore is convenient for area residents in need of special services.

Assets

Schools #86 and #84 have a tradition as excellent elementary schools within the IPS system.



BROAD RIPPLE VILLAGE PLAN

MAP 20 / INDIANAPOLIS PUBLIC SCHOOL DISTRICTS

- 70 Mary Nicholson Elementary School Boundary 510 E. 46th St.
- 84 Joseph J. Bingham Elementary School Boundary 440 E. 57th St.
- 86 Dewitt S. Morgan Elementary School Boundary 200 W. 49th St.
- 59 Merle Sidner Junior High School 2424 Kessler Blvd. E. Dr.
- Broad Ripple High School 1115 Broad Ripple Ave.

The area is well served by private and parochial schools that provide alternatives to the IPS system.

The presence of Broad Ripple High School within the neighborhood and the close proximity of Merle Sidener Middle School allows area residents to send their children to nearby schools.

Problems

Many parents have opted to send their children to private or parochial schools, thus diluting the concept of a neighborhood public school.

Broad Ripple High School lacks sufficient land to allow building and facility expansion.

The two existing public elementary schools do not have adequate land for off-street parking and recreational facilities.

Area high school students roam the Village commercial area raising the concern of area merchants.

Bus stop areas on the north side of Broad Ripple are inadequate and cause congestion.

Goal Statement

To ensure a sound educational environment conducive to the needs of the neighborhood.

Recommendations

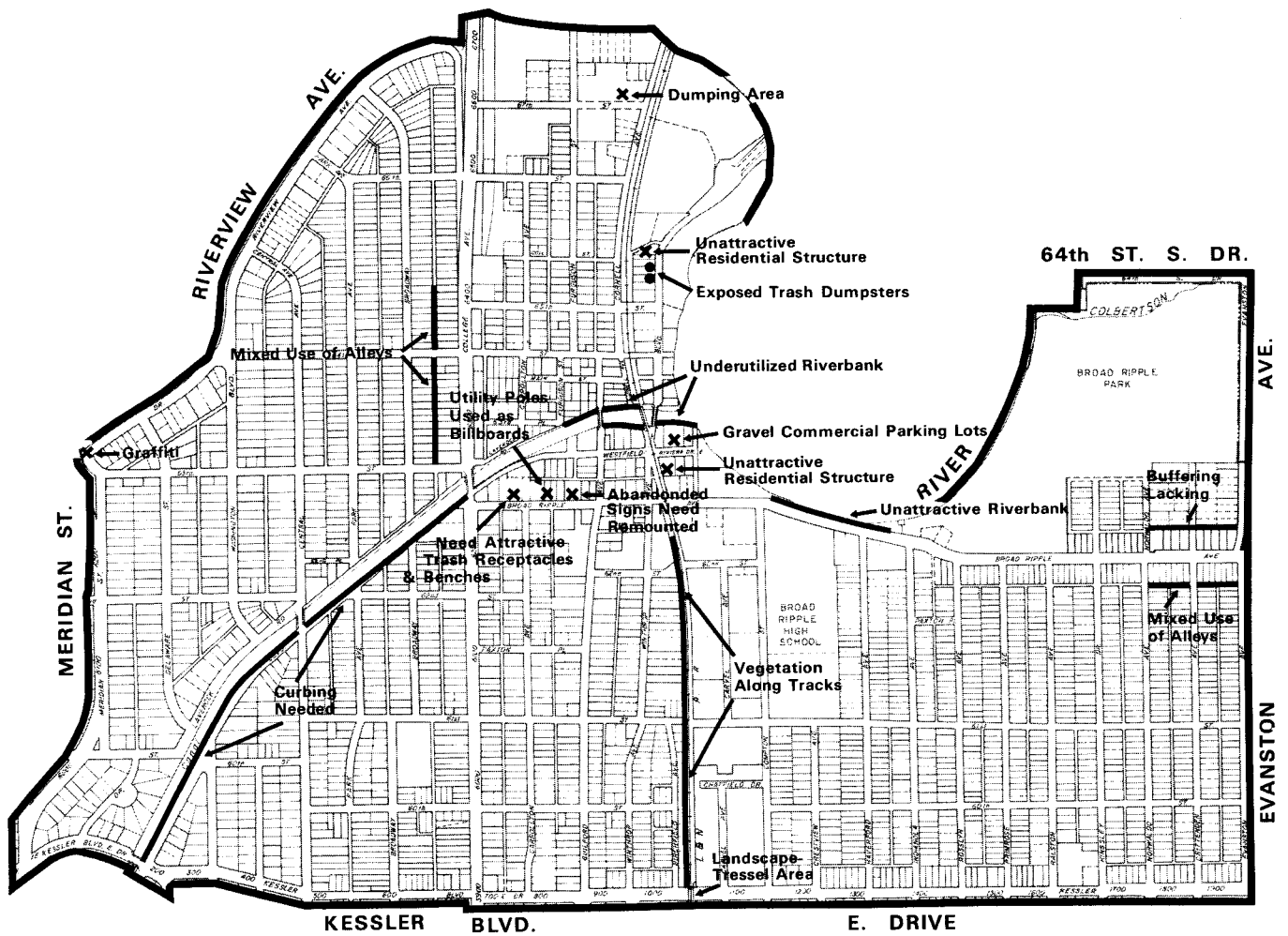
To expand Broad Ripple High School according to recently-devised plans.

To link Broad Ripple Park and the new library with the high school by providing an adequate pedestrian walk, as well as other student walkways.

To examine Broad Ripple High School in relation to Compton Street for potential expansion on existing school property.

To work with local realtors to publicize the quality of education offered at the neighborhood public schools.

To encourage the program "Walk About", which fosters positive relationships between students and area merchants.



BROAD RIPPLE VILLAGE PLAN

MAP 21 / ENVIRONMENTAL ISSUES

The preparation of this map was financed in part by a Community Development Block Grant

October, 1986
Department of Metropolitan Development
Division of Planning
Indianapolis-Marion County, Indiana

Environment

Most residences in the Village are well maintained. Even the residences that have been converted to offices have preserved the trees. The Village merchants and residents demonstrate continued concern over the public rights-of-way, the collection of litter in the commercial area, and the condition of the canal. Currently, when conditions deteriorate, there is no method to address the problem (see Map 21).

Assets

Potential landscaping sites on public and private properties.

Well-maintained residential property.

Well defined residential style and relationship to the lot.

Presence of an established community tree planting project.

Problems

Utility poles are often used to post advertisements and add to sign clutter.

Weeds have not been removed along Monon railway right-of-way.

Overhead wires in the Village commercial area detract from the visual character of the area.

Abandoned or unlicensed vehicles are left on streets.

Many commercial trash dumpsters are poorly located and not properly screened.

Trash receptacles provided by the Department of Transportation are well used but are unattractive and near storefronts.

Graffiti is found in various locations.

Buffers separating commercial and residential uses are absent.

The absence of curbs along the north side of Westfield from Kessler to College allows autos to encroach on grassy area.

Unmaintained, converted structures give a negative image of the neighborhood.

The riverbank directly north of Broad Ripple High School is overgrown.

Commercial parking lots, in violation of municipal zoning codes, are found primarily north of the canal and east of College.

Dumping occurs north of 66th Street along Cornell.

Goal Statement

To increase involvement of merchants and residents in the enhancement of the physical aspects of Broad Ripple.

Recommendations

To consider the burying of overhead utility wires.

To remove inoperable vehicles found on private and public property.

To investigate ordinances dealing with the type, height and location of privacy fences.

To clean up City, State and privately owned property along White River directly north of Broad Ripple High School.

To pursue a clean-up and maintenance program for the former Monon railway right-of-way and adjacent land.

To remove advertisements on utility poles.

To revise current zoning code to specify how abandoned signs are to be removed and include all apparatus and poles in the definition section of the sign ordinance.

Develop a design theme for Village area and purchase trash receptacles and benches consistent with that theme.

Inventory all unscreened dumpsters and pursue enforcement of City code provisions.

Remove graffiti from public structures.

Inventory locations where screening of parking lots and commercial uses are lacking, and pursue code enforcement where necessary.

Place curbs along the north side of Westfield from Kessler to College to protect green space along canal.

Notify property owners and violators of dumping primarily in the area north of 66th and Cornell.

Survey of Area Residents

In 1984, a door-to-door residential survey was conducted by the Division of Planning with the assistance of the Broad Ripple Long-Range Planning Committee and the Key Club of Broad Ripple High School. The committee was interested in the results and how they could be incorporated into the plan. Volunteer students delivered 2,514 survey forms to homes, duplexes and apartment units to allow all Village residents equal opportunity to identify their concerns. Residents were asked to rate issues as to their seriousness. (See Map 4 for survey subdistricts.) Twenty three and six tenths percent (594) of the surveys were returned (see Appendix B: Neighborhood Survey).

The results of the survey indicated that the percentage of residents who have resided in the Village less than one year had increased from 10.6% in 1980 to 11.2% in 1984. The number of respondents who had resided in Broad Ripple for 25 years or more had decreased from 29.7% to 24.4%. This would indicate that long-term residents were migrating from the neighborhood, making units available for first-time area residents.

The area still remains occupied by an older population, 24% of which is 65 years or older. The 1980 census indicated that 80.2% of the households did not have children, while the 1984 survey indicated that 77.3% of the households responding had no children (see Appendix A: Population Characteristics).

In the 1980 census, 52.8% of the elementary age students attended public schools and 47.8% attended private schools. By 1984, the respondents to the survey indicated that this division of elementary students was about equal. The results were similar in the senior high school ranks. These figures also dropped for those attending public schools from 56.2% in 1980 to 50% in 1984.

The results of the survey reinforce information from the 1980 census regarding the low usage of public transportation by Village residents. In 1980, 3.9% of Broad Ripple residents used public transportation to get to work. This compares to 3.1% of the survey respondents. This low figure is even more revealing when compared to the three nearby neighborhoods immediately to the south: Keystone-Kessler, 6.3%, Meridian-Kessler, 9.4%, and Butler-Tarkington, 8.3%. Respondents even indicated that they walked to church or to shops more often than using public transportation. Respondents ranked crosswalks ahead of traffic lights or stop signs in importance.

Regarding walking destinations, 64.3% of the respondents indicated that they walked to the canal followed by the drugstore, the post office, Broad Ripple Park and the grocery store. When area residents were asked what they perceived as the most serious problems in the area of transportation, they listed the following in descending order of importance: the availability of bike paths, the condition of railroad crossings, and the disregard of pedestrian crosswalks. The official bike route designated by the City includes Broad Ripple. The presence of the canal adds to the number of bicycles found in the Village area. The condition of railroad crossings ranked high because all east-west routes in Broad Ripple necessitate on-grade railroad crossing. All lack modern and smooth railroad equipment. The disregard of pedestrian crosswalks by motorists has been of constant concern to area residents and merchants. The thoroughfares in the Village commercial district are narrow and, coupled with on-street parking, create many possibilities for conflicts between motorists and pedestrians.

The absence of athletic facilities and lack of security lighting at parks were ranked as the two most serious park problems. Many single young professionals are in need of a variety of recreational opportunities, and the lack of proper safety in these areas lessens their usage.

There are many rent levels according to the survey respondents. 53% of those responding indicated they pay between \$200-300 per month in rent. The three most serious housing-related problems are residential zoning enforcement, deterioration of garages and sheds, and the conversion of single-family houses to two-family or multi-family structures.

The three problems noted under the public services category included snow removal, street lighting and street cleaning. The failure to maintain public sidewalks, unkempt vacant lots, and the lack of green space were listed as the most serious problems in the environment category. All of these concerns may be traced to the high level of interest in private and public property maintenance.

The planning committee was interested in evoking the responses of area residents regarding the commercial development pattern and shopping habits of their clientele. Area residents indicated that 67.8% shop in Broad Ripple at least once a week. 51.6% of Village residents felt there was additional need for a hardware store. A grocery and cleaners/laundry were the second and third choices of respondents as needed service establishments. More convenient parking, improved parking lots, and more advertising were the three changes recommended by respondents to attract people to shop in Broad Ripple. Off-street parking for shoppers, the number of vacant stores, and the need for strict zoning enforcement were listed as the three most serious problems regarding commercial development.

In terms of general problems in the Village area, the most severe problems were crime, too many taverns, and lack of parking. More police visibility, more or better-designed parking and improved storefronts were identified as the greatest general needs in Broad Ripple.

When asked why they live in Broad Ripple, the respondents indicated safety and security, affordable housing, and the closeness to stores.

The most revealing portion of the survey was the comment section. An interesting finding was the recognition of the importance of non-traditional neighborhood commercial uses for the continued growth of the area.

ACTION PLAN

<u>Recommendations</u>	1987	1988	1989	Implementing Agencies
<u>LAND-USE</u>				
- To initiate with individual property owners the rezoning of property to conform with the proposed rezonings in the plan.	X			BRVA, DOP, DDS MDC
- To strengthen the role of the Broad Ripple Village Association in the current planning (rezoning and variance petition) process by involving them in the discussions with prospective developers and then determining the perspective of its constituency in each case.	X	X	X	BRVA
- To conduct seminars on the current planning and code enforcement processes in the Village area to expand the Association's understanding of the current planning issues of the Village area.	X	X	X	BRVA, DDS
- Inventory residential properties that need buffering from non-residential uses.	X			BRVA, DOP, DDS
- Determine which non-residential uses are violating the zoning code and which are legal non-conforming uses.	X			DDS, BRVA
- To examine zoning amendments to the commercial zoning ordinance to deal with changing one commercial use to another commercial use.	X	X		DOP, DDS, MDC
- To review the current zoning code and forward suggestions regarding potential revisions which may assist the orderly development of the Village area.	X	X		BRVA
- To link off-street parking requirements to the desired neighborhood commercial uses sought by the Village Association.	X			BRVA, DDS, DOP, MDC
<u>TRANSPORTATION</u>				
- To investigate alternate methods of improving the traffic flow on Broad Ripple Avenue to resolve the existing vehicular/pedestrian conflicts without the elimination of any parking spaces along either side of Broad Ripple Avenue between College Avenue and the Monon Railroad lines.			X	BRM, DOT, DOP
- Pursue removal of direct access drives onto Broad Ripple Avenue as properties are redeveloped per the design scheme of this plan. The removal of access drives would be voluntary on the part of the property owner.	X	X	X	DOT

Action Program - Transportation (continued)

Recommendations

	1987	1988	1989	Agencies
- Construct sidewalks consistent with the sidewalk priority list with primary emphasis given to Broad Ripple Avenue, College Avenue, Kessler Blvd. and Westfield Blvd.	x	x	x	DOT, BRVA, BRM
- Improve alleyways, primarily in commercial districts to assist in the improvement of access to improved off-street parking facilities.	x			DOT, BRM
- Evaluate on-street parking needs in existing commercial areas.	x			DOP, DOT, BRVA
- Evaluate the need for bus shelters throughout the Village area.	x			METRO, DOT, BRVA
- Undertake alley improvement program in residential area.		x		DOP, DOT, BRVA
- Eliminate all private parking on edge of public rights-of-way and the backing of parked cars directly into public streets.		x		METRO, DOT, BRVA
- Analyze the Official Thoroughfare Plan as defined in plan.	x			DOP, DOT, BRVA
- Upgrade grade rail crossings primarily on heavily traveled commercial thoroughfares.		x		DOT, DOP
- Construct curbs at critical locations to better define the driving path for vehicles.			x	DOT
- Develop a bike path system consistent with the plan and linking various facilities in or near the neighborhood.	x	x		DOT, BRVA
- Analyze various intersections identified as demonstrating a degree of congestion or design deficiencies.		x	x	DOT, DOP, DPR, DPS
COMMERCIAL				DOT, DOP
- Remove various residential structures in prime commercial areas with property owner consent.		x	x	DDS
- Implement design standards for Village Commercial Area.	x			DDS, DOP
- Remove abandoned advertising signs	x			DDS, DOP
- Encourage joint use of off-street parking facilities.	x	x	x	BRVA, BRM
- Pursue various promotional events which continue to attract new patrons to the Village.	x	x	x	BRVA, BRM
- Adopt and adhere off-street parking standards which assess current parking available and parking demands		x	x	DDS, BRM, BRVA
- To discourage conversion of residential structures to commercial uses	x	x	x	DDS, BRVA

Action Program - Commercial (continued)

Recommendations

- To enable the replacement of non-conforming overly intense commercial uses with attractive neighborhood commercial uses.
- To open discussion between local residents and DOT as to use of money generated from parking meters in Broad Ripple.

	1987	1988	1989	Agencies
	x	x	x	BRVA, BRM, DOP
	x			BRVA, BRM, DOT, DOP

HOUSING

- Review the "home occupation" provisions of the Dwelling District Ordinance for possible zoning amendments.
- Monitor renter occupied/owner occupied ratio in the neighborhood.
- Analyze provisions which determine development standards for privacy fences.
- Explore full utilization of upper stories of commercial buildings for residential use.
- Promote the mixed residential/commercial use of structures north of the canal.

	x			BRVA, DOP, DDS
			x	BRVA, DOP
		x		DOP, DDS
			x	DOP, BRM
	x	x	x	BRVA

PUBLIC SAFETY

- Analyze the neighborhood to determine residential and commercial areas with insufficient lighting.
- Increase monitoring of speeding commuters on Kessler, College and Broad Ripple Avenue.
- Provide a trial horse patrol and/or walking police patrol in the commercial area.

	x			IPL, DOT, BRVA
	x		x	DPS
		x		DPS, BRM

PARKS AND RECREATION

- Implement Broad Ripple Park Master Plan.
- Consider the development of a neighborhood park in Warfleigh.
- Increase awareness of 60th & Broadway Park.
- Protect the south side of the Canal with curbing along Westfield.
- Develop passive recreational area along the canal.
- Inventory street tree needs throughout the neighborhood.
- Provide areas for passive leisure in Village commercial areas.

	x	x	x	DPR, BRVA DPR, BRVA
		x		DPR
		x		DOT, DPR, DNR, BRVA IWC
			x	DPR, IWC, DNR, BRVA
	x			BRVA, DOP, DPR
		x		DPR, DOT, BRM, BRVA, DOP

COMMUNITY SERVICES AND FACILITIES

- Examine the use of existing facilities for a neighborhood outreach center.

			x	BRVA, CCI, DPR, IPS
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Action Program - Community Services and Facilities (continued)

Recommendations

	1987	1988	1989	Agencies
- Determine the needs of the numerous senior citizens in the area and other supportable programs.		x		BRVA, CCI, DPR, IPS
- Assist youth attending local schools to gain employment.		x		BRVA, CCI, IPS
- Seek to better utilize the Community Room at Broad Ripple Park.	x			DPR, BRVA

EDUCATION

- Renovate Broad Ripple High School per 1985 plans.		x		IPS
- Monitor the ratio of neighborhood students in both public and parochial schools.	x	x	x	BRVA
- Strengthen the existing linkages between students, neighborhood residents, and Village merchants.	x			BRVA, IPS, BRM

ENVIRONMENT

- Assess problem areas for inoperable vehicles, litter and weeds and report to the appropriate agency.	x			BRVA, BRM, DDS, DPW DPS, H&H
- Determine existing zoning code violations and report to the appropriate agency.	x			BRVA, DDS, DOP
- Purchase trash receptacles and street furniture appropriate to the proposed design standards.	x	x	x	BRVA, BRM, DOP
- Educate merchants on proper means to screen trash dumpsters.	x	x		BRM, BRVA, DPW

Action Program (continued)

BRVA	-	(Broad Ripple Village Association)		
BRM	-	(Broad Ripple Merchants)		
CCI	-	(Community Centers of Indianapolis)		
DDS	-	(Division of Development Services, Department of Metropolitan Development)		
DNR	-	(Division of Natural Resources)		
DOP	-	(Division of Planning, Department of Metropolitan Development)		
DOT	-	(Department of Transportation)		
DPR	-	(Department of Parks and Recreation)		
DPS	-	(Department of Public Safety)		
DPW	-	(Department of Public Works)		
H&H	-	(Health and Hospital Corporation of Marion County)		
IPL	-	(Indianapolis Power and Light)		
IPS	-	(Indianapolis Public Schools)		
IWC	-	(Indianapolis Water Company)		
MDC	-	(Metropolitan Development Commission)		

APPENDICES

APPENDIX A

BROAD RIPPLE VILLAGE PLAN

Population Characteristics

Comparative figures for the following neighborhood areas:

1. Broad Ripple Village
2. Keystone-Kessler Neighborhood
3. Meridian-Kessler Neighborhood
4. Butler-Tarkington Neighborhood

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE		KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON	
	#	%	#	%	#	%	#	%	#	%
POPULATION TOTAL (AREA)	4,763		10,657		16,574		9,599		402,791	
RACE										
White	4,692		7,824		10,501		4,237		266,715	
Black	40	0.8%	2,703	25.4%	5,919	35.7%	5,263	54.8%	131,868	32.7%
American Indian, Eskimos, Aleuts	4		22		25		5		659	
Asian & Pacific Islanders	19		63		57		40		1,658	
Spanish Origin	31	0.6%	72	0.7%	116	0.7%	70	0.7%	3,734	0.9%
AGE										
0- 5	296		785		1,389		463			
5- 9	137		639		1,314		491			
10-14	141		579		1,349		584			
15-19	148		674		1,455		1,271			
20-24	447		1,102		1,240		1,356			
25-29	880		1,556		1,904		648			
30-34	487		954		1,787		577			
35-44	307		839		1,801		815			
45-54	287		755		1,349		900			
55-59	232		533		633		564			
60-64	281		520		518		509			
65-74	604		1,025		959		840			
75-84	402		682		661		468			
85-Over	114		184		215		113			
Median Age	33.4		33.7		29.0		29.9		29.3	
% Under 15	12.1		16.8		24.4		16.0		23.2	
% = 65	23.2		17.7		10.5		14.8		12.1	

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE	KEYSTONE-KESSLER NEIGHBORHOOD	MERIDIAN-KESSLER NEIGHBORHOOD	BUTLER-TARKINGTON NEIGHBORHOOD	NPA COMPARISON
	#	%	#	%	#
HOUSEHOLD	2,514		5,938		3,145
Number of Persons in Household					
1	1,072	42.6%	1,618	34.4%	765
2	945	37.6%	1,688	35.9%	1,137
3	294		626		462
4	148		427		405
5	35		185		204
6	20		157		172
Number of Persons in Group Quarters	24	.9%	121	2.6%	1,366
Persons 65 Years of Age and Older			14	.2%	43.4%
Family Householder	617	55.0%	991	69.6%	1,011
Non-Family Householder	468	43.0%	667	37.5%	372
Group Quarters	23	24.0%	43	2.5%	3
					.2%
MARITAL STATUS					
Male, 15 years and over	1,745		5,713		3,601
Single	483	27.7%	1,124	29.4%	1,471
Now Married, Except Separated	1,047	60.0%	2,139	55.9%	1,736
Separated	18	1.0%	65	1.7%	76
Widowed	59	3.3%	121	3.2%	110
Divorced	138	7.9%	376	9.8%	208
Female, 15 years and over	2,444		4,829		4,460
Single	585	23.9%	1,245	25.8%	1,655
Now Married, Except Separated	1,049	42.9%	2,140	44.3%	1,737
Separated	29	1.0%	102	2.1%	97
Widowed	483	19.7%	779	16.1%	552
Divorced	298	12.2%	563	11.6%	419
Total Separated or Divorced					
Male and Female	483	15.5%	1,106	12.8%	800
					9.9%
					31.0%
					53.5%
					2.7%
					3.3%
					9.4%
					25.0%
					45.8%
					34.1%
					14.0%
					11.9%
					19.2%

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE	KEYSTONE-KESSLER NEIGHBORHOOD	MERIDIAN-KESSLER NEIGHBORHOOD	BUTLER-TARKINGTON NEIGHBORHOOD	NPA COMPARISON
	#	%	#	%	#
FAMILY TYPE BY PRESENCE OF OWN CHILDREN					
Families	1,370		2,737		2,245
With Own Children Over 18 Years	420		1,171		940
Married-Couple Families With Own Child Over 18 Years	1,067	77.9%	2,134	42.8%	1,735
	333		862	62.7%	940
				63.5%	1,735
Female Householder, No Husband Present	255		1,177	37.0%	692
With Own Children Over 18 Years	80		952	30.7%	448
Male Householder, No Wife Present	48		668	21.5%	220
				19.9%	448
				98.0%	220
				2.7%	62
				4.0%	
RESIDENCE 5 YEARS EARLIER (1975)					
Persons 5 Years and Over Same House	4,545		9,955		9,246
Different House in U.S.	2,523	55.5%	4,692	59.5%	5,421
Same County	1,931		5,079		3,758
Different County	1,285		3,606		2,046
Same State	646		1,473		1,712
Different State	325		792		828
Abroad	321		681		884
	91		184		67
NATIVITY AND PLACE OF BIRTH					
Total Persons	4,923		10,561		9,589
Native	4,743	96.3%	10,196	96.5%	9,456
Born in State of Residence	3,389	71.4%	7,173	67.9%	5,353
Born in Different State	1,325	27.9%	2,965	28.1%	4,078
Born Abroad, at Sea, Etc.	29	0.6%	58	.5%	25
Foreign Born	180	3.7%	365	3.4%	133
				.2%	25
				1.4%	133
				1.8%	

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE #	KEYSTONE- KESSLER NEIGHBORHOOD #	MERIDIAN- KESSLER NEIGHBORHOOD #	BUTLER- TARKINGTON NEIGHBORHOOD #	NPA COMPARISON #
<u>LANGUAGE SPOKEN AT HOME</u>					
Persons 5 to 17 Years	368	1,573	3,634	1,515	
Speak Only English	349	1,511	3,563	1,476	
Speak a Language Other Than English	19	62	71	39	2.6%
Persons 18 Years and Over	4,229	8,215	11,586	7,632	
Speak Only English	4,084	7,794	11,111	7,442	
Speak a Language Other Than English	145	421	475	190	3.1%
<u>MEANS OF TRANSPORTATION</u>					
<u>TO WORK</u>					
Workers 16 Years and Over	2,608	5,357	7,759	4,417	
Car, Truck, or Van	2,306	4,746	6,653	3,610	86.3%
Drive Alone	1,882	3,674	5,112	2,747	62.2%
Car Pool	424	1,072	1,541	863	19.5%
Public Transportation	102	340	730	369	8.3%
Walk, Work at Home and Other	200	271	376	438	9.9%
<u>SCHOOL ENROLLMENT</u>					
Persons 3 Years & Over	789	2,186	4,961	3,699	
Enrolled in School					
Nursery School	84	133	358	135	
Public School	13	65	89	26	
Private School	71	68	269	109	
Kindergarten & Elementary (1-8)	253	1,100	2,482	984	
Public School	132	838	1,688	705	71.6%
Private School	121	262	794	279	28.4%
High School (1-4 Years)	135	452	1,253	557	
Public School	76	312	933	441	79.2%
Private School	59	140	320	116	20.8%
					88.5%
					4.4%

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE		KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON
	#	%	#	%	#	%	#	%	#
(School Enrollment Cont.)									
College	317		501		868		2,023		
Public School	259	81.7%	433	86.4%	746	85.9%	454	22.4%	79.2%
Private School	58	18.3%	68	13.6%	122	14.1%	1,569	77.6%	20.7%
YEARS OF SCHOOL COMPLETED									
Persons 25 Years Old and Over	3,729		6,845		9,823		5,442		
Elementary (0-8 Years)	233		736		715		565		
High School (1-3 Years)	341		1,007		927		722		
(4 Years)	1,197		2,422		2,567		1,325		
College (1-3 Years)	657		1,381		1,770		1,017		
(4 or More Years)	1,301		1,299		3,844		1,813		
High School Drop-outs		6.2%		10.6%		7.3%		10.4%	19.4%
High School Graduates		84.6%		74.5%		83.3%		76.4%	59.6%
College (4 or More Years)		34.9%		34.9%		39.1%		33.3%	15.1%
LABOR FORCE STATUS									
Persons 16 Years and Over	4,296		8,466		12,249		7,949		
Labor Force	2,704	62.9%	5,777	68.2%	8,519	69.5%	4,862	61.2%	62.5%
Females 16 Years and Over	2,545		4,726		6,688		4,441		
Labor Force	1,336	52.5%	2,770	58.6%	3,947	59.0%	2,499	56.3%	52.9%
Females 16 Years and Over With Own Children	2,545		2,545		6,688		4,441		
Under 6 Years	235		629		1,063		330		
In Labor Force	104		328		632		190		
With Own Children 6-17 Years Only	175		544		1,287		634		
In Labor Force	125		431		887		534		
Unemployment Rate		2.3%							

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE		KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON #
	#	%	#	%	#	%	#	%	
WORKERS IN FAMILY IN 1979									
Families	1,370		2,737		4,097		2,245		
No Workers	260	20.0%	329	12.0%	296	7.2%	237	10.6%	12.9%
1 Worker	443	32.3%	825	30.1%	1,283	31.3%	687	30.6%	34.1%
2 or More Workers	667	48.7%	1,583	57.8%	2,518	61.5%	1,321	58.8%	53.0%
HOUSEHOLD INCOME TYPE									
IN 1979									
With earnings	N=1,937		N=3,784		N=5,082		N=2,675		
Mean earnings	\$19,144		\$16,841		\$24,284		\$22,341		\$18,999
With social security income	N= 869		N=1,398		N=1,411		N=1,013		
Mean social security income	\$ 5,042		\$ 4,460		\$ 4,261		\$ 4,403		\$ 4,201
With public assistance income	N= 82		N= 199		N= 368		N= 171		
Mean public assistance income	\$ 2,412		\$ 2,487		\$ 2,097		\$ 2,034		\$ 2,177
MEAN FAMILY INCOME IN 1979									
BY WORKERS IN FAMILY IN 1979									
No Workers	\$16,176		\$10,900		\$17,853		\$10,938		\$ 9,654
1 Worker	\$20,631		\$16,616		\$25,413		\$25,662		\$18,054
2 or More Workers	\$25,332		\$22,972		\$31,370		\$30,274		\$26,842
INCOME IN 1979 BELOW									
POVERTY LEVEL									
Families	12	0.9%	158	5.8%	233	5.7%	131	5.8%	12.3%
Persons	194	4.0%	931	8.9%	1,381	8.4%	624	7.6%	15.9%
65 Years and Older	69	6.0%	136		159		154		

POPULATION CHARACTERISTICS	HOUSING CHARACTERISTICS				KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON	
	#	%	#	%	#	%	#	%	#	%	#	%
GENERAL												
Total year round housing	2,582		4,918		6,229		3,273		164,307			
units												
Vacant	68	2.6%	217	4.4%	291	4.7%	128	3.9%				9.3%
Owner occupied housing	1,420	56.5%	2,901	59.0%	4,159	66.8%	2,492	76.1%				52.8%
units												
Renter occupied housing	1,094	43.5%	1,800	36.6%	1,779	28.5%	653	20.0%				37.8%
YEAR HOUSING BUILT												
1979 - March 1980	13		15		3		0					
1975 - 78	0		23		11		0					
1970 - 74	82		213		25		15					
1960 - 69	392		669		447		217					
1950 - 59	360		1,435	29.3%	359		403					15.6%
1940 - 49	816		1,698	34.7%	1,177	19.0%	880					16.9%
1939 or earlier	1,001	37.6%	846		4,159	67.3%	1,808	54.6%				16.4%
Total	2,664		4,899		6,181		3,323					40.3%
BEDROOMS												
Owner - Occupied												
0 - 1	62	4.2%	111	3.8%	74	1.8%	88	3.5%				4.0%
2	818	55.9%	1,509	52.5%	1,043	25.4%	772	30.4%				36.2%
3 or more	584	39.9%	1,254	43.7%	1,993	48.5%	1,682	66.1%				59.7%
Total	1,464		2,874		4,110		2,542					
Renter - Occupied												
0 - 1	286	25.4%	616	34.0%	553	31.0%	202	30.9%				41.3%
2	741	65.8%	913	50.4%	640	35.8%	296	45.3%				33.8%
3 or more	99	8.8%	281	15.5%	593	33.2%	155	23.7%				19.8%
Total	1,126		1,810		1,786		653					

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE		KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON	
	#	%	#	%	#	%	#	%	#	%
CLASS OF WORKER										
Employed Persons 16 years and older	2,636		5,469		7,972		4,534			
Private wage and salary workers	1,962	74.4%	4,316	78.9%	5,878	73.7%	3,135	69.1%		78.2%
Federal government workers	79	3.0%	257	4.7%	296	3.7%	371	8.2%		4.7%
State government workers	200	7.6%	323	5.9%	549	6.9%	334	7.4%		5.1%
Local government workers	188	7.1%	369	6.7%	693	8.7%	467	10.3%		7.7%
Self-employed workers	207	7.9%	189	3.5%	530	6.6%	222	4.8%		4.0%
Unpaid family workers	-	-	15	0.2%	26	0.3%	5	0.1%		0.2%
OCCUPATION (WORK BY A PERSON)										
Employed persons 16 years and older	2,636		5,469		7,972		4,534			
Managerial and professional specialties occupations	1,052	39.9%	1,280	23.4%	3,018	37.9%	1,514	33.4%		20.3%
Technical, sales, and administrative support occupations	954	36.2%	2,135	39.0%	2,561	32.1%	1,481	32.7%		31.8%
Service Occupations	260	9.9%	718	13.1%	1,050	13.2%	742	16.4%		16.5%
Farming, forestry, and fishing occupations	27	1.0%	31	.5%	12	0.1%	16	0.3%		0.4%
Precision production, craft, and repair occupations	202	7.7%	550	10.1%	467	5.9%	264	8.0%		9.9%
Operators, fabricators, and laborers	141	5.3%	755	13.8%	864	10.8%	517	11.4%		21.1%

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE		KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON	
	#	%	#	%	#	%	#	%	#	%
INDUSTRY (MAIN ACTIVITY OF AN EMPLOYER)										
Employed Persons 16 years and over	2,636		5,469		7,972		4,534			
Agriculture, Forestry, Fishing and Mining	37	1.4%	33	0.6%	12	0.2%	7	0.1%		0.5%
Construction	69	2.6%	260	4.8%	232	2.9%	108	2.4%		4.0%
Manufacturing	280	10.6%	837	15.3%	1203	15.1%	806	17.8%		23.0%
Transportation	25	0.9%	241	4.4%	277	3.5%	168	3.7%		4.6%
Communications & Other Public Utilities	76	2.9%	157	2.9%	253	3.2%	111	2.4%		2.6%
Wholesale Trade	151	5.7%	301	5.5%	414	5.2%	98	2.2%		5.0%
Retail Trade	505	19.2%	1,063	19.4%	1,301	16.3%	541	11.9%		16.8%
Finance, Insurance, Real Estate	265	10.1%	417	7.6%	674	8.5%	219	4.8%		7.2%
Business and Repair Service	160	6.1%	309	5.6%	391	4.9%	178	3.9%		4.4%
Personal Entertainment and Recreational Services	100	3.8%	236	4.3%	368	4.6%	244	5.4%		4.8%
Professional and Related Services	756	28.7%	1,317	24.1%	2346	29.4%	1,646	36.3%		21.7%
Public Administration	212	8.0%	298	5.4%	501	6.3%	408	9.0%		5.4%
INCOME IN 1979										
Households	2,572		4,694		5,968		3,186			
Median	\$16,745		\$15,626		\$20,757		\$20,438			\$14,912
Mean	\$18,676		\$16,749		\$25,002		\$23,668			\$18,444
Families	1,370		2,737		4,097		2,245			
Median	\$19,724		\$19,004		\$24,068		\$23,295			\$18,196
Mean	\$22,074		\$19,605		\$28,528		\$26,821			\$21,621
Unrelated Individuals	1,408		2,484		2,596		2,585			
Median	\$11,716		\$9,580		\$11,261		\$3,365			\$7,022
Mean	\$12,533		\$10,276		\$12,486		\$7,007			\$9,064
Per Capita Income	\$9,755		\$7,526		\$9,051		\$8,109			

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE		KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON	
	#	%	#	%	#	%	#	%	#	%
<u>YEAR HOUSEHOLDER MOVED</u>										
<u>INTO UNIT</u>										
Owner Occupied										
1979 - March 1980	156	10.6%	330		572		168		8,839	
1975 - 78	406	27.7%	862		1,211		399		19,080	
1970 - 74	184	12.6%	448		767		370		14,692	
1960 - 69	283	19.3%	481		833		743		21,177	
1950 - 59	207	14.1%	513		375		570		12,538	
1940 or Earlier	228	15.6%	240		352		292		10,385	
Total	1,464		2,874		4,110		2,542		86,711	
Renter Occupied										
1979 - March 1980	359		770		678		268		26,466	
1975 - 78	409		648		572		150		21,289	
1970 - 74	202		174		218		82		7,680	
1960 - 69	118		130		251		110		4,696	
1959 or Earlier	38		88		67		43		2,118	
Total	1,126		1,810		1,786		653		62,249	
% Of All Householders Living in Their Housing Unit 10 Years or More		48.6%		44.3%		48.5%		69.2%		49.2%
<u>FUELS FOR HEATING</u>										
Utility Gas	2,590		4,684		5,896		3,195		148,960	
Electricity	1,761	68.0%	3,552	75.8%	4,341	73.6%	2,392	74.9%	109,432	73.5%
Fuel, Oil, Kerosene	301	11.6%	137	2.9%	173	2.9%	66	2.1%	14,286	9.6%
Other	491	19.0%	947	20.2%	1,328	22.5%	696	21.8%	21,672	14.5%
	37	1.4%	21	0.4%	54	0.9%	41	1.2%	2,305	1.5%

POPULATION CHARACTERISTICS	BROAD RIPPLE VILLAGE		KEYSTONE- KESSLER NEIGHBORHOOD		MERIDIAN- KESSLER NEIGHBORHOOD		BUTLER- TARKINGTON NEIGHBORHOOD		NPA COMPARISON	
	#	%	#	%	#	%	#	%	#	%
<u>HOUSING CHARACTERISTICS</u>										
<u>MISCELLANEOUS</u>										
Central Heating Present		98.7%		93.6%		95.3%		93.5%		90.6%
Some Air Conditioning		75.3%		73.4%		62.7%		64.7%		56.2%
Complete Kitchen Facilities		99.0%		99.8%		98.5%		98.2%		98.2%
Telephone Available		98.3%		95.4%		98.1%		97.8%		91.3%
Median Value to Specified Owner-Occupied Home	\$43,000		\$30,800		\$44,900		\$37,800		\$26,800	
Median Contract Rent Paid For Rented Housing Units	\$ 192		\$ 188		\$ 193		\$ 137		\$ 150	
Specified Owner-Occupied Housing Units Without A Mortgage		37.2%		32.5%		23.7%		33.4%		34.2%
<u>VEHICLES AVAILABLE</u>										
None	307	11.9%	362	7.7%	591	10.0%	295	9.2%	26,677	17.9%
1	1,289	49.8%	2,332	49.8%	2,385	40.5%	1,316	41.2%	60,465	40.6%
2	816	31.5%	1,616	34.5%	2,215	37.6%	1,200	37.6%	44,946	30.2%
3 or More	178	6.9%	374	8.0%	705	11.9%	384	12.2%	16,872	11.3%
Total	2,590		4,684		5,896		3,195		148,960	

APPENDIX B

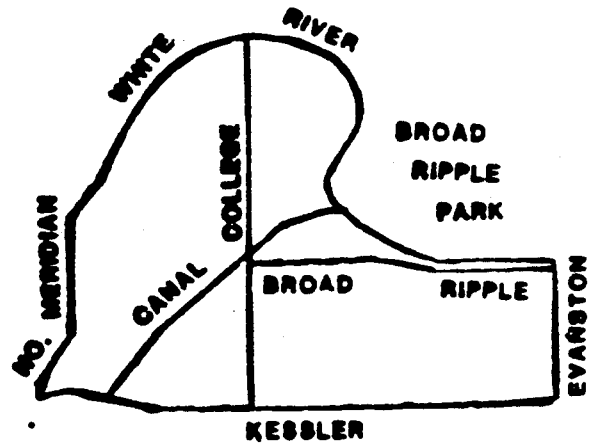
BROAD RIPPLE VILLAGE PLAN

Neighborhood Survey

BROAD RIPPLE VILLAGE

NEIGHBORHOOD SURVEY

The following survey is being sponsored by the Neighborhood Planning Committee of the Broad Ripple Village Association in cooperation with the Department of Metropolitan Development, Division of Planning, City of Indianapolis. It is hoped that ideas and suggestions from Village residents will help in preparing a neighborhood plan for future growth of the area that will be in the best interests of all who live and work in the area. Your assistance is appreciated. When you finish with the form, please fold it and mail (postage paid) to: Division of Planning, Room #2060, City-County Building, 46204. If you have any questions, please call Ann Kaplan or Susan Ford at 255-1178 (10 AM to 5 PM) or evenings, 283-1805.



Please place an X by that answer which most suits your response.

1. How long have you lived in the Broad Ripple Village Area?

66 Less than one year	152 3-5 years	104 11-25 years
73 1-2 years	79 6-10 years	115 Over 25 years

2. How long have you lived at this address?

78 Less than one year	136 3-5 years	96 11-25 years
111 1-2 years	78 6-10 years	89 Over 25 years

3. How many children live in your household? 0-459

Please list their ages (1-65) (2-53) (3-12) (4-4) (5-1)

a. How many attend preschool? (0-553) (1-37) (2-4)

b. Which ages attend PUBLIC elementary, middle or high school?

(0-557) (1-25) (2-11) (3-1)

c. Which ages attend PRIVATE elementary, middle or high school?

(0-561) (1-18) (2-13) (3-2)

d. How many attend a post-high school institution? _____

(0-575) (1-14) (2-3) (3-2)

4. In your household is/are there:

() Physically handicapped persons	If so, how many? <u>(1-19)</u> (2-2)
() Senior Citizen(s) (Age 65 or older)	If so, how many? <u>(1-82)</u> (2-67)

5. For renters only: What is your monthly rent?

2 Under \$100	90 \$200 - \$300	14 \$400 - \$500
19 \$100 - \$200	40 \$300 - \$400	2 Over \$500

Does this include payment for:

Gas	Water	Sewer	Electric
29	71	62	13

6. Have you been a victim of a crime within this neighborhood in the past year?

Against your person?
14 Yes No 506

Against your property?
107 Yes No 452

If yes, explain briefly _____

7. What is your means of transportation? To Work To Church To Shop To Dine

Car	485	398	549	536
Bus	16	5	10	6
Walk	8	40	17	22
Other	2	151	18	2

8. In your opinion, is there a need for additional:

	Yes	No
Traffic lights	65	375
Stop signs	72	358
Crosswalks	95	323
School Crossings	32	340
Other _____		

If you have a specific concern, please identify: _____

9. Is there bus service within three blocks of your residence? () Yes () No

558 15

10. Do you use the bus service?

474 () Almost never	21 () About once a week
56 () About once a month	32 () About twice a week

11. Do you walk to:

	Yes	No	If yes, where?
a. The grocery	224	329	_____
b. The drugstore	254	297	_____
c. Church	76	399	_____
d. The library	213	312	_____
e. Glendale	60	457	
f. The Canal	351	193	
g. Broad Ripple Park	226	297	
h. Post office	226	316	

12. How often do you use the following:

	Seldom	Monthly	Weekly	More than Once a Week
a. Broad Ripple Library	284	222	55	13
b. Broad Ripple Pool	454	40	26	12
c. Canal	257	134	93	70
d. Broad Ripple Park Playground	420	92	23	5
e. Broad Ripple Park Picnic Fac.	455	71	8	2
f. Boat Ramp	504	12	3	2
g. Tennis Courts	464	42	12	6
h. Ball Diamonds	499	13	7	0

13. Do you use the canal for recreation/exercise?

Seldom 363

Once a Week 105

More Often 94

14. Do you use the facilities at Broadway Park (61st & Broadway Avenue)?

434 Almost never

About once a week 27

81 About once a month

About twice a week 26

15. Do you use the free parking lot over the canal (Westfield & Guilford)?

348 Yes

No 228

16. Do you shop in Broad Ripple?

42 Almost never

About once a week 217

145 About once a month

About twice a week 177

17. Do you feel there is a need for additional service establishments?

Shoe Repair 27/556

Cleaners/Laundromat 120/470

Drugstore 57/533

Medical/Dental 34/555

Restaurants 101/488

Hardware 305/285

Legal 17/573

Taverns 39/551

Other

Barber/Hair Care 22/568

Art Galleries/
Boutiques/Antiques 108/482

(Specify)

Banks 81/509

Grocery 188/401

18. In your opinion, what changes would be necessary to encourage more people to shop in Broad Ripple? _____

19. In your opinion, what changes would be necessary to encourage more people to live in Broad Ripple? _____

20. Do you work in Broad Ripple? 64 Yes 518 No

21. What do you feel, in order of importance, are the three most severe problems in the Broad Ripple neighborhood?

1. _____
2. _____
3. _____

22. What do you feel, in order of importance, are the three greatest needs in the Broad Ripple neighborhood?

1. _____
2. _____
3. _____

23. Please rate the following concerns as to how serious a problem or how important a benefit your view it to be in your immediate block or surrounding blocks in the Broad Ripple area. On the four or five lines at the end of this question, please discuss specific concerns, problems, benefits, needs and specify their exact locations, if appropriate. Also, if you have concerns within the neighborhood but not in your immediate area, please discuss those at the end under "General Comments" (Page 7).

How IMPORTANT is each QUESTION? (Circle ONE number for each statement)

<u>Transportation</u>	No Opinion	Not a Problem				Serious Problem
a. Availability of on-street parking	22	187	69	104	93	81
b. Condition of sidewalks	23	171	118	112	72	67
c. Availability of sidewalks	26	258	90	82	56	48
d. Conditions of curbs	45	223	116	77	54	42
e. Traffic noise	33	245	96	110	46	33
f. Heavy truck traffic	39	277	96	72	42	34
g. Heavy traffic flow	22	160	82	118	93	83
h. Availability of public transportation	67	408	43	23	11	10
i. Availability of off-street parking for commercial/educational/religious uses	69	186	57	83	90	74
j. Availability of bike paths either separated or on-street	79	103	50	97	107	121
k. Intersection visibility	35	188	111	93	73	62
l. Street condition	28	168	131	116	78	44
m. Alley condition	98	127	76	93	82	81
n. Disregard of pedestrian crosswalks	65	169	87	82	72	86
o. Condition of railroad crossings	45	111	81	101	117	106
p. Other _____						

Park and Recreation

a. Walking distance to park	79	383	51	22	12	5
b. Availability of playground equipment	196	277	43	13	11	9
c. Condition of playground equipment	221	224	56	27	13	6

<u>Park and Recreation</u>	No Opinion	Not a Problem				Serious Problem
d. General maintenance	137	238	86	57	22	5
e. Landscaping of parks	128	257	71	44	33	13
f. Security lighting at parks	192	146	73	73	39	23
g. Availability of athletic facilities	189	180	51	67	40	22
h. Availability of private recreational facilities	221	158	39	50	48	20
i. Other _____						

<u>Housing</u>						
a. Overcrowding of single-family homes	148	297	42	30	15	12
b. Conversion of single-family homes to two-family or multi-family residences	151	236	52	50	28	35
c. Mixture of single-family residences with multi-family residences	131	273	54	41	24	26
d. Privacy fences	108	339	55	35	8	5
e. Exterior appearance of homes	42	241	125	83	43	22
f. Deteriorating housing, needing major repair	45	227	128	73	50	33
g. Convenient to stores or shops	34	438	48	27	7	1
h. Convenient to schools	121	323	31	31	16	23
i. Mixture of residences with businesses	64	321	71	55	22	21
j. Deteriorating garages or sheds	64	182	99	100	68	37
k. Residential zoning enforcement	156	216	52	40	25	49
l. Other _____						

<u>Public Services</u>						
a. Police response	148	264	58	39	25	17
b. Garbage and trash collection	30	410	55	35	21	13
c. Street cleaning	35	289	80	77	46	38

Public Services

d. Street lighting	20	238	74	83	71	66
e. Snow removal	58	112	54	93	105	130
f. Nearby nursery schools/ day-care centers	277	178	33	26	10	15
g. Convenient library services	60	429	26	19	7	8
h. Availability of Broad Ripple Park Community Building	272	219	24	12	7	6
i. Branch Post Office	48	413	34	23	17	20
j. Maintained storm sewers/ drainage	85	258	63	58	42	34
k. Other _____						

Environment

a. Landscaping	55	276	88	62	37	20
b. Maintained sidewalks	39	189	94	93	69	66
c. Open green space (public and private)	57	267	72	81	46	21
d. Unkept vacant lots	73	250	73	61	47	37
e. Shade (tree coverage)	44	343	65	43	27	16
f. Other _____						

Commercial Development

a. Property maintenance	60	215	115	78	46	22
b. Need for strict zoning enforcement	136	163	64	63	49	64
c. Off-street parking for shoppers	27	137	68	102	100	109
d. Exterior building appearance of stores and shops	34	210	102	107	43	46
e. Appearance of business signs	47	190	109	104	44	41
f. Number of business signs	55	220	98	82	43	35
g. Landscaping of businesses	65	199	96	94	42	41
h. Vacant commercial stores	64	128	77	105	71	95
i. Attractive landscaping or fencing to separate busi- nesses from residences	99	167	73	97	54	41

Commercial Development	No Opinion	Not a Problem			Serious Problem	
j. Properly paved and striped off-street parking spaces	75	163	75	89	64	61
k. Other _____						

General Comments: _____

24. Why do you now reside in the Broad Ripple area?

How IMPORTANT is each REASON? (Circle ONE number for each statement)

REASONS	DOESN'T APPLY TO ME	NOT IMPORTANT			VERY IMPORTANT	
a. Affordable housing	49	33	33	67	100	272
b. Close to parks and recreation	65	74	54	131	91	131
c. Close to neighborhood public/private elementary school	261	113	22	32	48	67
d. Close to stores	14	38	38	107	151	214
e. Close to work	148	127	49	80	65	76
f. Close to restaurants/night-life facilities	54	84	51	110	110	143
g. Close to bus lines	129	145	63	64	44	120
h. Easy access to downtown	46	69	62	117	100	164
i. Close to public services (such as library, police substation, firehouse)	20	49	57	113	128	194
j. No heavy traffic	29	67	77	127	108	122
k. Variety of shops (unique)	23	72	61	129	121	143
l. Secluded nature of the neighborhood	24	42	42	87	138	212
m. Proximity to major shopping malls	9	52	64	125	129	182
n. Safety and security of neighborhood	6	13	18	79	126	313
o. Style of homes	25	50	42	127	135	171
p. Other _____						

APPENDIX C

BROAD RIPPLE VILLAGE PLAN

Broad Ripple Village Business Survey

Questionnaire

Questionnaire

BROAD RIPPLE VILLAGE BUSINESS SURVEY

1. Name of Business: _____
2. Address: _____
3. Business Phone: _____
4. Name of Person Filling Out Questionnaire: _____
5. Position in Firm: _____

FIRST OF ALL, WE WOULD LIKE TO ASK ABOUT YOUR CURRENT OPERATIONS

6. What type of services and/or products does your business provide?

When was this business founded?

7. How long has this business operated at this location?

8. Including yourself, how many employees work here?

_____ Full Time Employees _____ Part Time Employees
(35 hours or more per week) (Less than 35 hours per week)

9. Is this business owner operated?
Yes () No ()

10. (If Yes) (If No)
How long has the current owner(s) operated the business How long has the current manager operated the business

11. Is this business part of a franchise? Yes _____ No _____

In what county does the owner live?

If the owner resides in Marion County, in what location/intersection or neighborhood does the person live? _____

12. Which of the following factors most influenced your present business location in or near Broad Ripple? Please rank 1st 3 reasons with 1 being most influential.

_____ Cost of space available	_____ Size or type of space available
_____ General location	_____ Traffic Volume
_____ Specialized constituency nearby	_____ Other

13. Do you own or rent your building?
Own () Rent ()

14. Is your business in a structure once used as a dwelling unit?
() Yes () No

How old is the building in which your business is located? _____

15. How long has it been since your building has had any major improvement done (Please specify repainting, new roof, new wiring, remodeling, etc.)?

16. Do you have any plans for making major improvements within the next five years?
() Yes If yes, please list them _____
() No _____
() Not Sure _____
17. Do you encourage your employees or customers to use the canal parking deck?
() Yes () No
- How do you see the future of your business at this location?
(1) Very optimistic (2) Optimistic (3) Adequate
(4) Pessimistic (5) Very pessimistic
18. List the three most positive aspects about doing business in Broad Ripple Village
(1) (best) _____ (3) (third best) _____
(2) (second best) _____
19. List the three most negative aspects about doing business in Broad Ripple Village
(1) (Worst) _____
(2) (Second Worst) _____
(2) Third Worst) _____
20. What other types of businesses would you like to see in the area? Why?

21. What are your usual business hours?
Monday-Friday Open at _____ Close at _____ or _____ Closed
Saturday Open at _____ Close at _____ or _____ Closed
Sunday Open at _____ Close at _____ or _____ Closed
22. How much floor space does your business have: (B+C+D+E=A)
A _____ Square Feet Overall 100%
B _____ Square Feet Retail %
C _____ Square Feet Office %
D _____ Square Feet Storage/Warehouse %
E _____ Square Feet Manufacturing, Repair %
Or Other _____

23. How do you rate your current business location from the following standpoints? (Circle one number on each line)

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Very Poor</u>
Adequate Floor Space	1	2	3	4	5
Sufficient Parking	1	2	3	4	5
Ease of Supply and Delivery	1	2	3	4	5
Access to Consumers	1	2	3	4	5
Access to Suppliers	1	2	3	4	5
Condition of Building	1	2	3	4	5
Public Transportation	1	2	3	4	5
Utility Services	1	2	3	4	5
City Services	1	2	3	4	5
Loading and Delivery Facilities	1	2	3	4	5

How many off street parking spaces do you provide on the site? _____
 How many total spaces do you need? _____

24. What are the 5 most important improvements which you think would encourage more people to shop in Broad Ripple? Please rank choices 1-5, with 1 being the most important.

- | | | |
|----------------|------------------------|-------------------------------|
| ___ Improved | ___ Garbage Collection | ___ On Street Parking Control |
| ___ Lighting | ___ Street Resurfacing | ___ Sign Standards |
| ___ Land- | ___ Curb Repair | ___ Snow Removal |
| ___ scaping | ___ Crime Control | ___ Off Street Parking |
| ___ Building | ___ Sidewalk | ___ Improved Security |
| ___ Renovation | ___ Restoration | ___ Better Traffic Flow on |
| ___ Improved | ___ Other _____ | ___ Broad Ripple Avenue |
| ___ Drainage | _____ | |

25. Do you advertise? Yes _____ No _____

26. When and Where?

___ Newspaper	___ Flier/Mailer			
___ Magazine	___ Radio	Day _____	Evening _____	Night _____
___ Yellow Pages	___ TV	Day _____	Evening _____	Night _____

27. About how often do you advertise? (Please Circle)
 1. Daily 2. Weekly 3. Monthly 4. Quarterly 5. Other

28. How important do you feel advertising is to your business?
 ___ Very Important ___ Somewhat Important ___ Not Very Important

29. Would you be interested in joint advertising with other merchants in Broad Ripple?
 ___ Yes ___ No

30. What method of advertisement would you like to use? _____

31. Are there any days of the week that you would say are busier than others?
 Yes () No ()

(If Yes) What days are these? (Circle Days)
 Monday Tues Wednesday Thursday Friday Saturday Sunday

APPENDIX D

PERMITTED USES IN COMMERCIAL

ZONING DISTRICTS

APPENDIX D
PERMITTED USES IN COMMERCIAL ZONING DISTRICTS

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Accessory, Convenience									
Retail Sales and Services									
in Offices and Apartments		X*							
Accounting, Auditing, and									
Bookkeeping Services	X	X	X	X	X	X		X	
Advertising Services	X	X	X	X	X	X		X	
Adult Bookstore					X(SE)*	X(SE)*		X(SE)*	
Adult Theatre (amusement									
recreation, entertainment)					X(SE)*	X(SE)*		X(SE)*	
Air Conditioner Sales &									
Service (window type)					X	X		X	
Air Conditioner Sales &									
Service (central type)									X
Alcohol - Package Liquor									
Store			X*		X*	X*		X*	
Alignment, wheel						X		X	
Ambulance Service						X		X	
Amusement Arcade					X(SE)*	X(SE)*		X(SE)*	
Animal Hospital					X	X		X	
Antique Store			X	X	X	X		X	
Apartment Hotels						X	X	X	
Apartments (attached or									
detached multi-fam. dwell)		X							
Apparel Shop			X	X	X	X		X	
Appliance Sales and									
Service - Major					X	X		X	
Appliance Sales and									
Service - Small			X	X	X	X		X	X
Archery						X		X	
Architectural Offices	X	X	X	X	X	X		X	
Art School					X	X		X	
Arts and Crafts Studio			X	X	X	X		X	
Athletic Club					X	X		X	
Auctions (and Auctioneer)						X		X	
Auditoriums	X	X	X	X	X	X		X	
Auto and Tire Center					X*	X*		X*	
Auto Paint Shop						X*		X*	
Auto Parts Sales					X*	X		X	
Auto Rental						X		X	
Auto Repair Garage									
(including transmission,									
painting and radiator						X*		X*	
Auto Rustproofing					X*	X*		X*	
Auto Sales, new or used,									
service and repairs					X*	X*		X*	
Auto Storage of new or									
used vehicles									X
Auto Trailer Rental								X	
Auto Wash (automatic)					X*	X*		X*	
Awning Contractors									X
Bait and Tackle Shop			X	X	X		X		
Bakery (retail)			X	X	X		X		
Ballrooms (public)					X		X		
Banks	X	X	X	X	X	X		X	
Barber School					X	X		X	
Beauty Shop			X	X	X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Bicycle Sales, Service and/or repair (conducted within enclosed buildings)						X+		X+	
Bicycle Store			X	X	X	X		X	
Billiard Parlor					X	X		X	
Blue Printing					X	X		X	
Boat Sales and Service and Storage								X	
Body Shop - Auto						X+		X+	
Bottled Gas Storage and Distribution									X
Bowling Alley					X	X		X	
Brokerage Firms	X	X	X	X	X	X		X	
Building Contractors									X
Building Materials - Retail (outside storage)									X
Building Materials - Retail (no outside storage)					X	X		X	
Bus Garagin & Maintenance								X	
Bus Sales, New or Used, Service and Repair								X	
Business Office	X	X	X	X	X	X		X	
Candle Shop			X	X	X	X		X	
Car Wash (completely indoors, self-service automatic or semi-autom.)					X+	X+		X+	
Card Shop			X	X	X	X		X	
Carpet Sales			X		X	X		X	
Catering Service						X		X	
Cemetery Monuments & Tombstones								X	
Ceramic Shop			X	X	X	X		X	
Charitable Institution									
Donation Pick-up Station			X	X	X	X		X	
Christmas Tree Sales (Temporary seasonal use)					X+	X+		X+	
Civic Club	X	X	X	X	X	X		X	
Clerical School	X	X	X	X	X	X		X	
Club Rooms					X	X		X	
Commercial Amusement (or entertainment or recreation) - Indoor					X	X		X	
Commercial Parking Lots and Structures					X	X		X	
Comisary and similar Retail Food Preparation						X		X	
Community Center	X	X	X	X	X	X		X	
Community Shopping Center (90,000-275,000 sq ft gfa)					X	X		X	
Condominium		X							
Construction Company									X
Consumer Services Office	X	X	X	X	X	X		X	
Contractors (i.e., painting, decorating, roofing, awnings, etc)									X
Convalescent (Homes)	X	X							

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Correspondence School	X	X	X	X	X	X		X	
Crating and Packaging Serv									X
Credit Service	X	X	X	X	X	X		X	
Custard Stand					X*	X*		X*	
Custom Glass Fabrication and Installation								X	
Dairy Products - Retail			X	X	X	X		X	
Dance Hall					X	X		X	
Dance School or Studio (instruct. purposes only)					X	X		X	
Data process. or analysis	X	X	X	X	X	X		X	
Day Nursery	X	X							
Decoration Contractor									X
Delicatessen			X	X	X	X		X	
Dental Clinic & Laboratory	X	X	X	X	X	X		X	
Dental Office	X	X	X	X	X	X		X	
Department Store					X	X		X	
Disco					X	X		X	
Discount Store					X	X		X	
Disinfection and Extermin- ation service contractor									X
Distributor									X
Doctor's Office	X	X	X	X	X	X		X	
Dog Grooming			X	X	X	X		X	
Dog Training or Schooling (No boarding)			X	X	X	X		X	
Dressmaking Shop			X	X	X	X		X	
Drive-In Restaurant					X*	X*	X*	X*	
Drive-In Theatre						X		X	
Driving Range - Golf						X		X	
Drug Addiction Counseling Office	X	X	X	X	X	X		X	
Drug Medical Stations (Clinic)	X	X	X	X	X	X		X	
Drug Store			X	X	X	X		X	
Dry Cleaning (self-serv.)			X	X	X	X		X	
Dry Cleaning Pick-up Station			X	X	X	X		X	
Dry Cleaning Plant									X
Dry Goods Store			X	X	X	X		X	
Educational Institution	X	X	X	X	X	X		X	
Electrical Contractor									X
Electrical Supplies (retail sales)			X	X	X	X		X	
Engineering Office, Professional	X	X	X	X	X	X		X	
Equipment Rental, both heavy and light								X	
Extermination and Disin- fection Service Contractor									X
Fabric Store			X	X	X	X		X	
Farm Equipment Sales and Service								X	
Firing Range (indoors)					X	X		X	
Flea Market (indoor)					X	X		X	
Flea Market (outdoor)						X		X	

[illegible]

[illegible]

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Music School					X	X		X	
Music Store (Including records, instruments)			X	X	X	X		X	
Neighborhd. Shopping Comp.			X		X	X		X	
Newspaper Publishing & Printing					X	X		X	
Newspaper Substation, Distribution			X		X	X		X	
Night Club					X	X		X	
Nursery Plant (seasonal) Sales					X+	X		X	
Nursery School	X	X							
Nursing Homes	X	X							
Obedience School (no boarding)			X	X	X	X		X	
Office Supplies			X	X	X	X		X	
Office Use or Complex	X	X	X	X	X	X		X	
Off-Street Parking Lots					X	X		X	
Oil Storage & Distribution									X
Optical Goods (sales and service)			X	X	X	X		X	
Optometrist	X	X	X	X	X	X		X	
Outdoor Food or Beverage Sales					X+	X+	X	X+	
Outdoor Storage								X+	X+
Packing & Crating Service									X
Paint and Wallpaper Store			X	X	X	X		X	
Paint (Auto) Shop						X+		X+	
Painting Contractor									X
Parking Lots & Structures (Commercial)					X	X		X	
Personal Serv. Establishm.			X	X	X	X		X	
Pest Control Contractor									X
Pet Shop			X	X	X	X		X	
Pharmacy			X	X	X	X		X	
Photocopying					X	X		X	
Photographic Studio			X	X	X	X		X	
Photographic Supplies			X	X	X	X		X	
Photography School					X	X		X	
Physicians Office	X	X	X	X	X	X		X	
Plant Sales (Temporary Seasonal Use)					X+	X		X	
Plumbing Contractor									X
Plumbing, sales and Service					X	X		X	
Post Office			X+		X+	X		X	
Printing Establishment					X	X		X	
Private Club					X	X		X	
Produce Stand					X+	X		X	
Produce Terminal									X
Professional Business Schl	X	X	X	X	X	X		X	
Propane Gas Storage and Distribution									X
Radiator (Auto) Repair Shop						X+		X+	

[illegible]

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Storage of Heavy Equipment - indoor									X
Storage of Heavy Equipment - outdoor									X
Storage of Trucks - indoor									X
Storage of Trucks - outdoor									X
Storage Contractor									X
Surgical Supply Firm			X		X	X		X	
Swimming Pool Sales and Outdoor Display								X	
Tailor			X	X	X	X		X	
Tavern			X+		X+	X+		X+	
Television Service			X	X	X	X		X	
Television Studio and Office (only)	X	X	X	X	X	X		X	
Tennis Facility - indoor					X	X		X	
Testing Laboratory									X
Theatre - Indoor					X	X		X	
Theatre - outdoor						X		X	
Tire and Office Service Center					X+	X+		X+	
Tire Recapping									X
Tombstone - including engraving								X	
Tool Rental						X		X	
Tractor (over the road) Sales & Service								X	
Trade School					X	X			
Trading Stamp Service			X	X	X	X		X	
Trailer and Farm Equipment Sales and Service								X	
Trampoline Center						X		X	
Transfer Establishment									X
Transmission Repair Shop						X+		X+	
Travel Trailer Sales and Rental								X	
Truck Cleaning, Service, Repair and Rental								X	
Truck (over 1/2 ton) Sales and Service								X	
Truck (1/2 ton or less) Sales & Repair, New/Used					X+	X		X	
Truck Storage - Indoor								X	X
Truck Storage - Outdoor								X	X
Typesetting					X	X		X	
Uniform Clothing Store			X	X	X	X		X	
Upholsterer, Furniture Repair									X
Upholstering Shop									X
Union Hall, (office and assembly room)	X	X	X	X	X	X		X	
U-Haul Trailer Rental								X	
Variety Store			X	X	X	X		X	
Veterinarian					X	X		X	
Veteran's Club					X	X		X	
Wallpaper and Paint Store			X	X	X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Warehouse & Distribution Operation (enclosed in a Building)									X
Wearing Apparel and Accessory Store			X	X	X	X		X	
Wheel Alignment (auto)					X*	X*		X*	
Wholesaler									X
Window Contractor									X
Wrecker Service - Incidental Towing Only			X		X	X		X	X

*The asterisk denotes that the particular use is permitted in the district only under certain conditions and reference should be made to the appropriate ordinance for details of those conditions.

Anytime "(SE)" is denoted on the list, it is an indication that this particular use is permitted in this district only by grant of Special Exception by the board of zoning appeals.

APPENDIX E

BROAD RIPPLE VILLAGE

RECOMMENDED STANDARDS FOR DEVELOPMENT

APPENDIX E

BROAD RIPPLE VILLAGE RECOMMENDED STANDARDS FOR DEVELOPMENT

The following standards are recommended for Broad Ripple Village and vicinity (see design maps) to (1) guide the development of commercial development in the area, (2) give property owners and developers a clear idea of what type of development is appropriate in the Village, (3) establish guidelines for City planning staff review of zoning and variance cases, and (4) provide the local neighborhood merchants organization with a scheme to attract new uses.

The design standards will not replace existing zoning ordinances. They deal with many of the same issues as zoning ordinances, but are standards that are tailored to the Broad Ripple Village area. Zoning variances may be necessary for situations where these recommended standards conflict with or are less restrictive than the requirements for zoning ordinances. The benefits to be gained by applying the standards to area projects, for the individual property owner and for the improved image of the Village, will justify the deviation from existing zoning ordinance provisions.

STANDARDS FOR COMMERCIAL DEVELOPMENT

One of the most distinctive features of the Broad Ripple commercial area is its buildings. Building size, shape, color, materials, etc. do much to establish the character of an area no matter what style or age the buildings are. For any commercial area to have an identifiable character there needs to be some common elements throughout the area (e.g., similar architectural style, building age, building materials).

ARCHITECTURAL COMPONENTS

The reasons for developing building design standards are to make sure that new buildings or newly remodeled buildings:

1. Are compatible in color, style, construction, location, etc. with the surrounding environment, and
2. Are easily identifiable with the type of business that they contain.

A-I Building Setback and Yards

- A. Front setback - Most older commercial buildings on Broad Ripple Avenue in the Village area have a zero setback from the right-of-way line. In general new construction should have the same

building to site relationship as older buildings in the immediate area that contain similar uses. Some auto related C-3 and C-4 uses (primarily gas stations, auto sales, or auto repair) that are located along Broad Ripple Avenue set back from the front property line to allow for automobile circulation in front of the building. Parking for new commercial structures has been and should continue to be located behind any building or front building line on vacant lots.

Recommended minimum setbacks for various streets are as follows:

Street Frontage	Minimum Setback from Right-of-Way Line
Broad Ripple Avenue (from College to Compton)	0 feet
College Avenue (62nd Street to 64th)	20 feet
Carrollton (62nd Street to Broad Ripple Avenue)	20 feet
Guilford (from the Canal to 62nd)	0 feet
Winthrop (from Westfield to 62nd)	0 feet
Westfield (from College to Winthrop)	0 feet
Compton (from Broad Ripple Ave. to 62nd)	0 feet

- B. Side and rear yards - Side and rear yard setbacks vary widely and any new development should have side and rear yards similar in depth to surrounding, existing development. In the Village commercial areas, most commercial buildings have shared common walls or are attached to one another, thus providing no side yard setback which should continue in the future

Typically rear yards in the Village area have been used for parking and loading, and it is recommended that these uses continue where they meet the standards for parking, loading, setbacks, screening and transitional yards. Wherever possible, parking and loading facilities for several different businesses should be merged to implement the Village design scheme so that duplication of these facilities is minimized.

- C. Transitional yards - Transitional yards (where

required yards abut or are across the street or alley from a residential, special use or park district) should be a minimum of three feet deep and contain either a landscape hedge, fence, or wall (described later).

A-II. Building Shape - Buildings in the Village area generally have facades and floor plans that are rectangular. New buildings should conform to this.

A-III. Building Materials - Significant commercial buildings in the Village area are made principally of terra cotta, metal trim glass, brick or limestone. New buildings should be made of the same materials. Side and rear facades of buildings not visible from streets can be made out of materials other than those used on facades seen from streets, but they should be painted or otherwise treated to be compatible with the visible facades.

Materials used in remodeling older buildings should be of a quality and style typical to commercial buildings and compatible with the existing elements of the buildings they are placed on. Materials such as wooden doors with no windows, rough sawn siding, and wooden shakes look out of place on commercial buildings in the Village area and thus should be prohibited.

Mansard and other ornamental type roofs should not be added to buildings because they often cover up or detract from the original character of the building. They also quite frequently become maintenance problems.

Any materials used in the Village area should be as durable and maintenance free as possible. Brick buildings that have never been painted should be painted only if it is necessary for preservation of the bricks. Painting often takes the character away from a brick building and also necessitates more frequent maintenance than a plain brick building.

A-IV. Building Color - Typical colors on older commercial buildings are in a neutral range and primarily the natural colors of the materials (i.e., the colors of brick, stone, metal, etc.) New colors should conform to this. Color should never be the most immediately noticeable feature of a building.

A-V. Storefronts - Storefronts in the Village area typically contain the following elements: transoms, kick plates, entry ways, doors, windows, and ornamentation. These storefront elements should be used in new commercial construction.

New facades should have the same general proportions of storefront framing and window size as older buildings in the area. Similarly when buildings are remodeled, these proportions should not be destroyed.

A-VI. Building Height - Commercial buildings in the Village area are typically one or two stories tall. It is recommended that new buildings should not be greater than 35 feet except buildings on corner properties where they should not be greater than 40 feet in height.

A-VII. Handicapped Access - Retail stores that attract a large segment of the general public (supermarkets, ice cream parlors, bakeries, drugstores, discount stores, liquor stores, public buildings, etc.) and offices that similarly attract the public (banks, public offices, office buildings containing more than one office, etc.) should provide handicapped access from parking areas into the building.

A-VIII. Security Screens - Security screens take all of the interest out of the streetscape and therefore should not be permitted.

Permanently fixed bars on storefront windows should not be permitted.

A-IX. Mechanical Equipment - Elements of mechanical equipment such as air conditioners, exhaust vents, heating ducts, microwave dishes, and antenna, should be out of public view from Broad Ripple Avenue.

They also should not be visible from surrounding streets, when possible.

A-X. Awnings - Awnings are fabric structures extended over building doors or windows for the purpose of shading windows or providing weather protection for pedestrians. Recently, awnings have also been used as signs. Awnings can be curved, concave, concave with sides, convex with flat sides and convex with curved sides.

Awnings that are placed on buildings with more than one ground floor tenant should all be of the same type although they may be of different colors.

Awnings should fit within the bays of storefronts and reflect the storefront proportions. They should be a minimum of nine feet above the sidewalk and should project no more than 1/2 the distance from the building face to the outside of the curb.

Awnings should be supported from the building. They should not be supported with vertical members.

Awnings can have the name of the business and business address, that represents the primary business at that address. Lettering should be limited to 10% of the surface area of the awning. There should be no cartoon characters on awnings, with the exception of corporate logos.

Awnings can be colorful (striped also) but the colors used should not contrast significantly with the surrounding environment.

Metal, fiberglass or wooden awnings should not be permitted.

- A-XI. Canopies - Canopies are roof-like projections over doors and windows or they are fabric or roof-like sidewalk covers constructed for the purpose of providing weather protection for pedestrians or accentuating entries.

Any canopy attached to a building, should be made out of fabric materials, should fit within the storefronts, and should reflect the storefront proportions. They should be a minimum of nine feet above the sidewalk and should project no more than 1/2 the distance from the building face to the outside of the curb.

In cases where it is desirable to cover a sidewalk with a canopy, any canopy supports should be out of the way of pedestrian flow. Fabric sidewalk canopies should not have side curtains that block the pedestrian flow.

- A-XII. Marquees - Marquees are roof-like projections over entrances which sometimes contain signs. They provide weather protection for pedestrians and accentuate entries. There are no marquees on Broad Ripple Avenue in the Village and any new one installed would look out of place. Marquees therefore should not be permitted on Broad Ripple Avenue in the Village.

- A-XIII. Walkup Windows - Exterior walkup windows are not common in the Village and are not recommended for future installations, although bank machines are already in the area and should be permitted. If other walkup windows are developed, they should be located or recessed a minimum of five feet from public property.

- A-XIV. Outdoor Displays - There should be no outdoor display of products (e.g., appliances, roles of carpet, lawn care items, etc.) in the area between the front of the

building and the street right-of-way, in any required yards and in any off-street parking or loading areas in the Village area.

- A-XV. Miscellaneous Attachments to Facades - No item attached to the facade of a building and located above a public sidewalk should extend lower than nine feet above the sidewalk. This includes ornamental lights, awnings, canopies, marquees, roof brackets, flags, etc.

SIGNS

The primary purpose of signs should be to identify a place of business so that it can be found by potential customers. Signs should not dominate the environment (buildings, landscaped areas, vistas along streets, etc.) in which they are placed. When signs are allowed to dominate their environment, visual chaos results and information offered to the public becomes difficult or impossible to comprehend. A set of sign standards, should achieve business identification and a brief description of the primary goods or services provided.

Development of sign standards that are more detailed than the Sign Regulations of Marion County Indiana are to make sure that signs are:

1. Compatible in color, style, construction, location, etc. with the surrounding environment,
2. As simple and straightforward as possible in identifying businesses and their primary products,
3. Easy to read, and
4. Not in competition with or confused with traffic control or safety devices in commercially dense areas.

Standards -

S-I. Sign Types:

- A. Projecting sign - a sign that is attached to a building and projects outward more than eighteen inches. Projecting signs can block scenic views and neighboring signs, so projecting signs are not recommended for the properties fronting on Broad Ripple Avenue in the Village.

Properties fronting on Carrollton, Guilford and Winthrop Avenues in the "Village" area may erect projecting signs, however, no portion of the sign or sign apparatus shall project above the line where the roof meets the front facade. A small

nonilluminated 6" x 3' or smaller sign may be attached underneath the canopy perpendicular to the building at each storefront displaying the name of business only. Such sign, if erected, shall be a minimum of 9' above grade or be attached flush to the canopy. The sign should be six inches tall with five inch dark letters on a contrasting background. Lettering style should be Helvetica medium using upper and lower case.

- B. Pole sign - a sign which is supported by one or more uprights from the ground. Pole signs, similar to projecting signs, can block scenic views and neighboring signs, so they are not recommended for use in the Village area.
- C. Ground sign - a sign which is supported from the ground with a sign surface extending downward to or near ground level. Ground signs, as permitted by the Sign Ordinance, may be no taller than four feet in height. Ground signs should be used only in situations where there is a lawn area of at least ten feet in depth between the face of the building and the street right-of-way line (for example, along College Avenue south of Broad Ripple Avenue). All ground signs should be located a minimum of five feet from the public right-of-way, provided it is a minimum of 10 feet from access drives to the public right-of-way.

No commercial property should be permitted more than one ground sign. Ground signs should not exceed 16 square feet in size.

- D. Wall sign - a sign which is affixed to an exterior wall of a building, but which does not constitute a projecting sign. Since wall signs effectively identify businesses but do not block views, they are highly recommended for the Village area.

Content on wall signs should be limited to the identification of the business only. "Laundry lists" of products should be in the form of window signs.

- E. Roof top sign - a sign affixed to the roof of a building. Since roof top signs are usually only visible from afar and since vistas are limited in a densely developed area like the Village, roof top signs should not be permitted in this area.
- F. Vertical sign on a building facade - a sign running continuously from the lower level to the upper level of a building either a projecting sign

or a sign flat on the building. Although this type of sign is not common in the Village area (few buildings above one story), it should be permitted in the Village area.

No more than one vertical sign is permitted per building. The same square footage restrictions are applicable as for wall or projecting signs stated above, whether it be a vertical projecting sign or a vertical wall sign.

- G. Cube sign and other signs with more than two faces - a sign with more than two faces in the form of roof top, projecting, ground or pole sign. Since these signs are necessarily bigger than a single or double faced sign, they should not be permitted in the Village area.
- H. Awning sign - a sign on a fabric structure extended over a building door or window. Awnings can have the name of the business, and business address that represents the primary business at that address. Since awnings used as signs combine the functions of identifying the business, shading windows and protecting pedestrians from the weather, they are recommended for the Village area. One negative aspect of an awning sign is that when the business changes names, the awning is not functional. Awnings should not be back lighted for illumination.
- I. Marquee sign - a sign on a roof-like projection over entrances. A movie marquee is an example. Since this type of sign is not common on Broad Ripple Avenue in the Village, and it has the same effect of blocking views as a projecting sign, it should not be permitted on Broad Ripple Avenue.
- J. Canopy sign - a sign on a roof-like projection over a door or window or on a fabric or roof-like sidewalk cover. The only canopy type signs that have been recently used in the Village are the ones hung underneath the canopy (see description under "Projecting sign"). This is the only type of canopy sign recommended for the Village area.
- K. Billboard - a sign supported from the ground, affixed to a wall or building roof for a series of alternating advertising. Since billboards have a very significant visual impact on the area in which they are placed and yet, serve no positive purpose for a neighborhood setting, it is recommended that they not be permitted in the Village

and indeed be phased out of the Village area when possible.

- L. Window sign - a sign placed in, behind, affixed to or painted on a window so that it can be seen from the public right-of-way. Included are neon signs, temporary sale signs, sign boards, and painted signs. Window signs are common in the Village, and therefore they are recommended for future use.

Window signs may be used to identify the business, list major items sold or advertise sales or prices (sales and price signs should only be temporary).

Window signs should not be located in the area between four feet and seven feet above ground elevation, so as not to disturb eye view. Window signage should be restricted to no more than 20% of the total window glass area of any one building.

- M. Miscellaneous signs - There are certain types of business identification that do not fall into any of the above categories such as large balloons, either on the ground or in the air; portable signs; large statue-like figures; immobile vehicles with signs on the sides, etc. These types of signs are not permitted by the Sign Ordinance.

In general these types of signs simply add to the visual chaos of an area, and they are thus prohibited for the Village area.

S-II. Classification:

- A. Advertising sign - a sign which directs attention to any business, product activity or service that is not the primary business, product, activity or service conducted on the premises upon which such sign is located.
- B. Business sign - a sign which directs attention to a business, building, product, activity or service manufactured, sold or offered on the premises where such sign is located. Business signs should not contain advertising such as the logo of a product that is not the primary product sold on the premises.

It is assumed that every business in the Village area may have at least one business sign.

- C. Incidental sign - a sign that designates accessory uses direction, identification, information or real estate for sale, rent or lease. It is assumed that businesses in the Village area will have need for incidental signs.

S-III. Sign Construction:

- A. Materials - In general signs should be constructed out of durable materials that are compatible with the surrounding area or the building on which they are placed.
1. Wooden sign - a sign constructed primarily of either wood or plywood. Wooden signs are fairly common in the Village area especially painted plywood. As long as they are well maintained, wooden signs are desirable.
 2. Metal sign - a sign constructed primarily of metal, either painted or natural finish. It may be a continuous sheet or individual letters. Metal signs are acceptable in the Village area.
 3. Plastic sign - a sign constructed primarily of plastic, although it may be a plastic face in a metal box. It may be in the form of continuous individual letters. Plastic signs are both common and acceptable in the Village area.
 4. Neon sign - a sign made of glass tube filled with neon gas which glows when an electric current passes through it. They are usually placed inside store windows although there are some examples in the Village area of exterior neon. Neon signs are acceptable in the Village area, as long as they do not flash. No neon sign may be located within 100 feet of a residentially zoned parcel.
 5. Electronic message sign - a sign made up of many individual light bulbs set in a grid and electronically controlled to change the message on the sign. This is not a common sign type in the Village area and therefore it is not recommended for use in the area.
 6. Changeable copy sign - a sign board with lettering that can be manually changed to alter the sign message. These signs are not recommended in the Village area.

7. Painted sign - a sign painted directly on the surface of a building. Even though this type of sign has been used in the Village area before, it should not be permitted in the Village area especially in situations where the surface to be painted has never been painted before. When tenants change it is easier to remove a separate sign than it is to remove paint from a building wall.

B. Sign color - In general signs should have colors that are compatible with the immediate environment in which they are placed. Sign lettering should contrast with the background it is placed on so that it can be read, but it should not contrast so much that it dominates the surrounding environment.

The color of individual letter signs should complement the surface they are placed on. The dominate feature of any sign that has a background should be the lettering and not the background. Similarly, internally lit signs should generally have a dark background and light letters to feature the letters and not the background.

C. Sign illumination - If it is necessary to illuminate a sign for use at night, it should be done in such a way that the means of lighting does not dominate the sign.

1. External illumination - lit by shining lights on the sign. This can be accomplished in a number of ways: concealed ground lights, valance lights, shaded spot lights, neon, etc. Bulbs in fixtures that are used for external illumination of signs should be concealed from public view. In no case should bare bulbs be used to illuminate or draw attention to a sign.

2. Internal illumination - lit by fixtures inside the sign that shine through a translucent surface.

Both internal and external illuminated signs are appropriate in the Village area. Neither type of illumination should be by flashing lights.

D. Sign letters -

1. Style - Style of lettering should be selected

on the basis of legibility. Helvetica with a combination of upper and lower case letters is an example of an easy to read lettering style.

2. Height - A typical maximum height for sign lettering in the Village area is fifteen inches. This should be the maximum permitted in the area.

E. Sign location -

1. Ground sign - Ground signs should (on properties with front lawns) also have all portions of their structure at least five feet from existing right-of-way lines.
2. Wall sign - Wall signs should be located on the strip of building front located between the top of the first level windows and the top of the facade on one story buildings, and between the top of the first and the bottom of the second level windows of a multi story building. They should be located only on the front of building facades with frontage on public streets. Wall signs should be applied so that they blend in with the details of the storefront and not cover decorative brick work, terra cotta features, transom windows, etc.
3. Window sign - Opaque signs placed on windows should be out of the normal vision lines for people on the sidewalk, usually at the top of the window. Name of business signs that can generally be seen through (individual letters) can be at eye level.
4. Incidental sign - Since most incidental signs are smaller than advertising and business signs, and since they may serve a number of different functions, the location of these signs must be reviewed individually.

It should be said, though, that they should not impede the vision of motorists or be placed in the right-of-way.

F. Sign size -

It is recommended that the maximum amount of sign square footage for all signs on any one street frontage of a business is twenty-four square

feet. The maximum recommended size for each sign type in the Village area is shown below:

1. Ground sign - Sixteen square feet per sign face.
2. Wall sign - Twenty-four square feet per sign (per sign face).
3. Window sign - Permanent signs may be 20% of first floor glass area and temporary signs may be 10% of first floor glass area.
4. Incidental sign - Twelve square feet for construction signs and all others four square feet.

G. Number of signs -

The following numbers of signs in all categories should be permitted in the Village area.

1. Corner lots -
 - a. One ground sign and two wall signs, or
 - b. One projecting sign and two wall signs, or
 - c. One canopy sign and two wall signs, or
 - d. One awning sign and two wall signs, or
 - e. One marquee and one wall sign, or
 - f. three wall signs.
2. Interior lots -
 - a. One ground sign and one wall sign, or
 - b. One projecting sign and one wall sign, or
 - c. One canopy sign and one wall sign, or
 - d. One awning sign and one wall sign, or
 - e. One marquee and one wall sign, or
 - f. two wall signs.

STREETSCAPE AND SITE DESIGN COMPONENTS

The design of the streetscape (e.g., benches, planters, sidewalk surfaces, trash receptacles, landscaping) and the layout of commercial development sites can have as significant an impact on the surrounding environment as the architecture of commercial structures. Potential customers need to feel comfortable with the area they shop in. They need to feel that it is safe and easy to get around in. Customers need to be able to leave their cars in a convenient location and have a safe and interesting walk to their destination.

The reasons for developing streetscape and site design standards are to make sure that:

1. Automobile circulation is safe and easy for the motorist to understand.
2. Loading areas operate efficiently and are as much out of public view as possible, and
3. The motorist/pedestrian environment is interesting and attractive.

SD-I. Streetscape Components

Examples of streetscape components are benches, trash receptacles, planters, kiosks, bus shelters, lights, landscaping, banners, flags, sidewalk surfaces, sidewalk restaurants, bollards, fountains, statues, monuments, bike racks, vending machines, and telephone booths.

Street furniture should be used sparingly and only when there is an obvious need. It should be compatible with its surroundings. Street furniture (such as benches and planters) is sometimes of poor quality and improperly maintained after installation. Many times it is placed where it will never be used.

All vending machines should be enclosed in securable structures or within the interior of buildings. All public telephones should be of the wall-mounted variety and should be located behind the front building line of any building and not be located within ten feet of any public right-of-way.

Materials used in street furniture should be as durable and vandal proof as possible and require a minimum of maintenance. Street furniture that is not maintained should be removed.

Street furniture should be placed and designed so that it does not significantly block pedestrian flow or views of buildings. In most cases, this means near the curb where the sidewalk is already lost to light poles, parking meters, sign poles, etc. Where possible, street furniture should be grouped or combined to reduce the amount of pieces on the sidewalk.

Street furniture should not be placed so that it interferes with car doors, people entering stores from the street, fire access, etc.

- A. Benches - Benches should be made of durable materials and weigh enough or be fastened in place so that they cannot be easily moved out of place. They should be comfortable to sit on with a seat that is at least

eighteen inches wide and eighteen inches off of the pavement. The seat should have at least a four inch overhang to provide space for heels. Two feet of leg space should be provided so that the legs of those seated will not block walkways.

There should be no advertising on benches.

- B. Trash receptacles - Trash receptacles should be of simple design, made of durable concrete. The opening on trash receptacles should be no higher than 3 feet. All receptacles should have lids.

Trash receptacle lids with open sides either with or without spring loaded doors are a little more difficult to use but hide the trash better.

There should be no advertising on trash receptacles.

- C. Kiosks - In areas where there is a significant demand to post notices and there is enough room, kiosks provide a logical place to post them.

If used, kiosks should be durable and designed at a human scale. If they are open to the free use of the public (not covered with glass or plastic) no portion of the display space should be above an easily reachable height. All notices posted in or upon a kiosk should be removed within 15 days of posting.

- D. Bus Shelters - In cases where significant numbers of pedestrians wait outside, especially at bus stops, some type of waiting area should be provided. This could be anything from a simple seating area to a bus shelter. All waiting areas should be out of the pedestrian flow of the sidewalk.

If a bus shelter is used, it should be designed to blend into the surrounding area and be as unobtrusive and simple as possible. Bus shelters should be as comfortable as possible but not be designed in such a way that they attract vagrants.

Bus shelters should be as durable and maintenance free as possible. There should be no advertising on bus shelters.

- E. Pedestrian lighting - The purposes of pedestrian scale lighting are to: 1) illuminate pedestrian ways, 2) provide security, and 3) to enhance the identity of distinctive areas.

Fixtures selected for a specific site or area should be

decorative but at the same time have some relationship to the history or physical features in the area. They should be functional and provide good rendition of color at night.

Typical mounting height of pedestrian fixtures is ten to fifteen feet. Light fixtures should be spaced apart in such a manner that the minimum average maintained horizontal footcandles does not fall below .9 foot-candle.

F. Landscaping - Plants can be used not only to add beauty and interest to otherwise hard surface commercial areas but they can also help to clean the air of pollution and buffer undesirable views, noises, winter winds and harsh sunlight.

1. Street trees - Trees should be selected on the basis of their durability, height, form, color and amount of maintenance required.

Street trees should be medium or large trees with a single straight trunk to eight feet above ground before branching. They should be planted in the ground and not in containers.

Trees planted in urban environments should be a minimum of three inch caliper at time of planting.

2. Shrubs should be selected on the basis of their durability, height, form, color and amount of maintenance required.

Shrubs used for screening should have dense growth and be at least thirty-six inches high at time of planting.

For more information on the types of trees, shrubs, hedges, and ground covers to use in Indianapolis with information about how to plant and maintain them, see the Division of Planning booklet, Trees and Design on the Indianapolis Landscape.

3. Tree guards - If tree guards are used on public sidewalks of fifteen feet or less, they should not have an outside diameter greater than one foot six inches. The wide horizontal tree guards either obstruct car doors or the sidewalk. Flat tree grates that can be walked on are a better way of protecting the base of trees in highly used pedestrian areas.

4. **Planters** - In-ground planters are preferred over pots, planter boxes or raised planters. Plants usually survive better if they are not exposed to wind and cold as they are in pots, planter boxes or raised planters. In-ground plantings are more natural and more easily removed if not wanted anymore. A planter box full of dirt is difficult to remove.

In-ground planters should be used year round with seasonal flowers. If possible, evergreens should be placed in them for the winter months.

- G. **Banners** - Banners are pieces of fabric that bear emblems, mottos, slogans, etc. Banners placed on building fronts should fit in with the architecture of the building they are placed on and be treated as wall signs. They should not dominate the building facade.

Banners are permitted for a seven (7) consecutive day period related to a grand opening. They should not be used to advertise special sale items. Banners may be used beginning 10 days prior to any Village event, if approved by the Department of Transportation.

Banners should be of simple design and text should be held to a minimum.

- H. **Flags** - Flags are pieces of cloth that contain symbols or patterns used as national, state or local organizations. They are affixed to a flag staff attached to the building facade or a vertical flag pole. Flags should not be mounted as banners on building facades or horizontally project into the right-of-way where they will block significant views.

Flags are not to be permitted as signs.

- I. **Sidewalk surfaces** - Sidewalks should be made of concrete, stone or brick. Patterns of contrasting materials can be created to provide interest and help to delineate paths, activity areas and crosswalks.

Sidewalk surface materials should be integrated into the overall design concept for the Village area and be compatible with the street furnishings selected for an area. In no case should the sidewalk surface be so busy that it dominates the image of an area.

Unit masonry should be laid on a smooth and rigid base, so that a level walking surface is provided. Extremely rough walking surfaces, such as cobblestones, should not be used.

- J. Sidewalk restaurants - All sidewalk restaurants within the public right-of-way should conform to the provisions of the Sidewalk Cafe Ordinance which requires that they occur on sidewalks wider than twelve feet. They should be no wider than eight feet and must be located next to retail business property. No portion of the restaurant fixtures should be permanently fixed to the sidewalk.
- K. Automobile barriers - Automobile barriers should be placed at the outer limits of roadways and parking areas. Concrete or asphalt curbing is a typical barrier. Railroad ties, utility poles laid down, concrete wheel guards, and wood timbers should not be used as curbs.

Bollards are vertical posts approximately twenty to thirty inches in height. They should be made of metal or concrete and should be spaced no greater than five feet apart and no closer than three feet. Concrete bollards should have a scale and design that is compatible with other street furnishings in the area where they are placed. If pipe bollards are used, they should be at least four inches in diameter and they should be capped, painted, and galvanized.

If low walls are used, they should be compatible in materials and design with the adjacent buildings and be no higher than forty two inches.

If posts and chains are used, they should be metal and not plastic. Posts should be no higher than thirty inches. Both the posts and chains should be painted a dark color to prevent rusting and blend with exterior building facades.

Guard rails should not be used as vehicle barriers in areas visible to the public.

- L. Bicycle racks - If bicycle parking is provided, it should be convenient enough to cyclist destinations that it will be used, and yet the parking area should be out of the way of major pedestrian movement. Bicycle parking should be in an area that has constant surveillance to help prevent bicycle theft. Spacing of parking stalls should be at least two feet to allow for easy circulation in and out. Racks that allow for locking both the wheels and the frame are most desirable.
- M. Telephone booths - Exterior pay telephones should be the stand up pedestal type or they should be on the side wall of a building. Telephone booths should not

be used because of the space they take from the sidewalk. Telephones should not be oriented so that they attract use by motorists from their cars. This type of orientation compounds traffic circulation problems.

- N. Vending machines - Vending machines, other than newspaper vending machines should be limited to six feet tall by one foot six inches deep by two feet wide and should not be placed in the required front yard. No vending machine should be placed in front of store windows, or in areas which are not enclosable.
- O. Fountains, statues and monuments - While there are now no fountains, statues and monuments in the Village area, it may become desirable to place such an item in the area. In general, these items should be durable, out of the path of pedestrian flow and designed to fit the site they are to occupy.
- P. Trash Removal - If common trash storage facilities are provided outside, such as a dumpsters, they should be completely screened from surrounding views with an architectural and/or plant material screen.
- Q. Accessory Buildings - Buildings such as maintenance buildings, garages and carports should only be placed in a side or rear yard and should be compatible in style, color, materials and scale to the building they serve.

SD-2. Components of Site Design

Components of site design are parking, landscaping, fences and walls, earth work and loading areas. Development sites should be laid out so that vehicle and pedestrian circulation is both safe and logical.

- A. Parking - In an area such as the Broad Ripple Village that depends heavily on customers arriving in automobiles and has heavy pedestrian activity, parking is very important. It should not intrude on pedestrian environments, and yet it should be easy for the motorist to find.
 - 1. Parking layout - Parking entrances, exists, aisles, bays and traffic circulation should be designed and constructed according to the specifications in Architectural Graphic Standards, Seventh Edition, Ramsey and Sleeper, John Wiley and Sons, Inc., New York, N.Y., except that parking spaces should be provided as set forth below.

2. Standard size car parking - Parking spaces for standard sized cars should be not less than nine feet in width and eighteen feet in length; provided, however, that the total usable parking space shall be, in no instance, less than one hundred eighty square feet in total area.
3. Small car parking - Public parking lots can be laid out with up to 25% small car spaces which are seven and a half feet by fifteen and laid out according to Architectural Graphic Standards.

These spaces should be appropriately marked as small car parking.

4. Screening - Parking lots should be screened on all sides where they don't abut buildings. This may be either an architectural screen or plant material screen.
 - a. Architectural screen - Fences or walls should be of metal, steel, aluminum, iron, brick, stone or materials which are compatible with surrounding buildings. Such a wall shall be at least thirty-six inches in height to restrict any view through it. If a metal type fence is used it should either be landscaped in front or be positioned on a thirty-six inch wall to facilitate screening.
 - b. A plant material screen - A compact hedge of evergreen or deciduous shrubs, at least thirty-six inches in height at the time of planting. Screening should be provided in a strip at least three feet wide.

5. Parking access - Public parking lots in commercial areas should not use alleys that have established residential uses or residential zoning abutting them for access.

Parking lots should have direct access to an alley or street in such a manner as to minimize interference with traffic movement and should be so designed and located that vehicles should not back from or into a public right-of-way.

6. Parking surface - The ground surface of every parking lot in a commercial area should be paved with brick, concrete, asphaltic pavement or a similar paving that is durable and dust free. The hard surface should have a definite edge to it, metal edging, curbs, sidewalks, walls, planters, etc.

7. Parking space markings - Parking spaces should be marked by surface paint or change in materials.
8. Parking illumination - Lighting should be provided in parking lots that are used at night. The lighting equipment should be located, shielded and directed so that the lighting distribution is confined to the area to be lighted.

Lighting levels for outdoor parking areas should be 2.0 footcandles. Lightpoles should be at least twenty feet high but not more than fifty feet high.

9. Wheel stops - Where a parking lot abuts a public sidewalk or a landscape strip, wheel stops or curbing should be placed two to three feet from the sidewalk to avoid bumper overhangs into the walk or landscape strip.
10. Handicapped parking - Retail stores that attract a large segment of the general public (supermarkets, ice cream parlors, bakeries, drugstores, etc.) and offices that similarly attract the public (banks, public offices, office buildings containing several offices, etc.) should provide parking for the handicapped.

Handicapped parking spaces (12'-6" wide) should be provided in public parking lots in the following ratios:

<u>Total Parking in Lot</u>	<u>Minimum Number of Accessible Spaces</u>
1 - 10	1
11 - 20	2
21 - 40	3
Over 40	4

- B. Front yards - Front yards, where space is available, should be landscaped in an open pattern, in grass and shrubbery, trees and/or hedge to provide a partial screening of the commercial use. An ornamental, decorative fence or masonry wall, may be used in conjunction with the landscaping.
- C. Fences and walls - Fences or walls in the Village area should be of the types described in SD-2, A, 4.

Except as a temporary use during construction, chain link should be used only sparingly in the Village area. When used it should not (a) be permitted on

sites that contain no structure, (b) be located in yards abutting public streets or on the front property line, (c) be visible from surrounding public streets, (d) be adjacent to, or within 200 feet of residential units, and (e) be any finish other than vinyl clad or painted.

Barbed, concertina, or razor ribbon wire topped fences are not appropriate in the Village commercial areas.

- D. Earth berms - Berms may be used in conjunction with landscaping to separate conflicting uses as well as buffer noisy or unattractive areas. They are earthen barriers with sloping sides located between areas of approximately the same elevation. They should be landscaped sufficiently to deter erosion and yet they should allow natural surveillance beyond.
- E. Loading and service drives - Off street loading should be provided within each block in the Village area in accordance with the Commercial Zoning Ordinance which is generally summarized below.

1. Minimum area - Each off-street loading space should be at least twelve feet in width by at least fifty-five feet in length, exclusive of aisle and maneuvering space, and should have a vertical clearance of at least fifteen feet.
2. Location and setback - All required loading spaces should be so designed and located that trucks should not back from or into a public street.

No open loading space should be located in a minimum required front or side yard.

3. Screening - Any loading space on a lot abutting a residential district or separated by an alley from a residential district should be enclosed within a building or screened and landscaped.
4. Surface of loading area - All open off-street loading areas should be paved with concrete or asphalt pavement to adequately provide a durable and dust free surface free of weeds.

APPENDIX F

History of Variances

and

Rezoning

APPENDIX F

History of Variances

Map #	Case #	Location	Present Zoning	Proposed Use
1	70-V3-35	6115-19 N. Winthrop	D-5	Apartments
2	70-V2-40	1020 Riviera	U3-A4-H2	Boat Storage
3	70-V3-41	1903-05 Broad Ripple Ave	D-5	Office Bldg.
4	70-V1-74	5948 N. College	D-5	Expand Pkg. lot
5	70-V2-87	6157-59 N. Guilford	D-5	Double
6	70-V2-135	6543 N. Carrollton	C-1	Setbacks
7	70-V1-170	6511 Ferguson	D-4	Gift Shop
8	70-V3-174	6127-33 N. College	D-5	Nurs. Home/Res.
9	71-V1-34	6415-17 N. Ferguson	C-3	Gift Shop
10	71-UV1-50	6535 N. Cornell	D-4	Spec. Shop
11	71-UV3-96	828 E. 64th Street	C-2	Antique Showroom
12	71-UV3-97	6528 N. Ferguson	D-4	Furniture Shop
13	71-UV2-121	6416 N. Ferguson	C-2	Antique Sales
14	71-UV3-131	1923 Broad Ripple Ave.	D-5	Dental Lab
15	71-UV1-167	6551 N. Ferguson	D-4	Spec. Shop
16	71-UV3-175	6420 N. Carrollton	C-2	Sales Pet Supp. Pet grooming
17	72-UV1-25	6535 N. Ferguson	D-4	Book Store
18	72-UV1-32	6544 N. Ferguson	D-4	Spec. Shop/Apt.
19	72-UV2-32	6151 N. Central	D-5	Church Sign
20	72-UV1-46	6528 N. Ferguson	D-4	Beauty Shop
21	72-UV2-107	6543 N. Ferguson	D-4	Spec. Shop
22	72-UV3-107	6355 N. College	C-2	Open Air Sales
23	72-UV3-137	6524 N. Carrollton	D-4	Gift Shop
24	72-UV3-143	655 E. 62nd Street	D-4	Enlarge Church
25	72-UV3-157	6418 N. Carrollton	C-2	Beauty Salon
26	72-UV1-163	6523 N. Carrollton	D-4	Gift Shop
27	72-UV3-165	6120 N. College	D-4	New Office Bldg.
28	72-UV2-166	802 E. 64th Street	C-2	Antique Shop
29	72-V2-173	6354 N. Guilford	C-4	Serv./Spec. Shop
30	72-UV2-186	6121-3 Winthrop	D-5	New double
31	72-UV2-189	6607 N. Ferguson	D-4	Int. Des. Studio
32	73-UV2-35	6323 N. Ferguson	C-2	Bridal Shop
33	73-UV2-75	6602 N. Ferguson	D-4	Office Bldg.
34	73-UV2-79	6261 N. Haverford	D-5	Parking Lot
35	73-UV1-83	6539 N. Carrollton	D-4	Int. Des. Studio
36	73-UV2-107	819 E. 64th Street	C-2	Office Bldg.
37	73-UV1-130	6543 N. Cornell	D-4	Art Studio
38	73-UV2-166	820 E. 67th Street	D-9	Art Center
39	74-UV3-2	6527 N. Carrollton	D-4	Antique Shop/Res.
40	74-UV2-5	6280 N. College	C-4/D-4	Store Wrecked Veh
41	74-UV2-18	6358 N. College	D-7	Insur. Office
42	74-UV1-34	6570 N. Carrollton	D-9	Hair Salon
43	74-UV3-61	6310 N. College	D-7	Bridal Shop

44	74-UV1-74A	6516 N. Ferguson	D-4	Antique/Gift Shop
45	74-UV2-82	6553 N. Carrollton	D-4	Art Office
46	74-V2-83	6202 N. Evanston	C-3	Pkg./Setbacks
47	74-UV1-89	1850 Broad Ripple Ave.	D-5	Dairy Prod. Sales
48	74-UV3-90	6555 N. Ferguson	D-4	Real Est. Office & Rest./Tavern
49	74-V3-92	1004 Riviera	C-5	Flower Shop
50	74-UV2-95	6551 N. Carrollton	D-4	Dog Grooming Shop
51	74-UV3-95	6555 N. Carrollton	D-5	Photo Studio
52	74-UV2-125	6338 N. College	D-7	Real Est. Office
53	74-UV1-131	6516 N. Ferguson	D-4	Int. Dec. Shop & Psyc. Studio
54	74-UV2-139	6572 N. Cornell	D-4	Ret. Sales & Craft Classes
55	74-V2-153	1016 Kessler Blvd. E.Dr.	D-5	Setback
56	74-V3-182	6501 N. College	C-3	Cube Sign
57	74-UV3-190	6207 N. College	D-5	Florist Shop
58	75-UV2-7	6320 N. College	D-7	Off/Ret Spec Shop
59	75-UV3-26	6552 N. Cornell	D-4	Clothing Shop
60	75-UV3-48	6520 N. Cronell	D-4	Retail Store
61	75-UV3-49	6516 N. Cornell	D-4	Needlepoint Shop
62	75-UV3-63	6524 N. Cornell	D-4	Res/Printing Bus.
63	75-UV2-78	6407 N. Ferguson	C-2	Ret. Store/Books
64	75-UV1-97	6372 N. Guilford	C-2	Sleeping rooms - Off./1 chair Beauty Salon Office
65	75-UV1-101	6524 N. Ferguson	D-4	Office
66	75-UV1-105	6331 N. Ferguson	C-2	Food Serv./Apt.
67	75-UV2-116	6410 N. Ferguson	C-2	Plant/Gift Shop
68	75-UV1-136	6551 N. Carrollton	D-4	Retail Sales
69	76-UV1-9	6615 N. Ferguson	D-4	Office /Warehouse
70	76-UV1-17	812 E. 66th Street	D-4	Office or Retail
71	76-UV2-20	820 E. 64th Street	C-2	Dog Grooming
72	76-UV2-33	6420 N. Carrollton	C-2	Spec. Shop
73	76-UV2-39	6543 N. Ferguson	D-4	Day-Care/Kinder.
74	76-UV2-67	6364 N. College	D-7	Prof. Office
75	76-UV1-69	6208-16 N. College	D-5	Gen. Off./Law
76	76-UV2-157	804 Laverock	C-2	Ret. Craft/Instr.
77	77-UV3-36	6511 N. Ferguson	D-4	Real Est. Office
78	77-UV3-37	6418 N. Carrollton	C-2	Ret Craft/Gallery
79	77-UV3-60	6412 N. Ferguson	C-2	Hair Salon
80	77-V1-71	6502-8 Westfield	C-S	Office/Ret.
81	77-UV1-87	6302 N. College	D-7	Add. to Sta.
82	77-UV2-122	6675 N. Ferguson	D-4	Ret./Boutique/Off
83	77-UV2-143	6551 N. Ferguson	D-4	Beauty Shop/Botq.
84	78-UV2-13	6519 Carrollton	D-4	Offices
85	78-UV3-57	6511 N. Ferguson	D-4	Yarn Shop
86	78-UV3-58	6408 N. Carrollton	C-2	Beauty Shop/Botq.
87	78-UV3-69	6151 N. College	D-5	Law Office
88	78-UV3-76	6523 N. Ferguson	D-4	Gift Shops
89	78-UV2-86	6419 N. Ferguson	C-2	Sign Shop/Retail

90	78-UV1-91	1045 Broad Ripple Ave.	C-5	Conven. Store
91	78-UV3-103	6411 N. Carrollton	C-2	Off/Apt/Job Print
92	78-UV2-124	6572 N. Cornell	D-4	Int. Dec.
				Showroom
93	79-UV1-1	6426 N. College	D-4	Fiddle/Fabric Shp
94	79-UV1-11	6607 N. Ferguson	D-4	Int. Des. Studio
95	79-UV2-59	6552 N. Cornell	D-4	Elec. Inst. Shop
96	79-UV2-71	6401 N. College	D-4	Car stereo sales
				& Inst.
97	79-UV2-82	804 E. Laverock	C-2	Store Antq. Cars
98	79-UV3-93	* 8 Locations	C-2/C-4	BRVA signs
		820 E. 66th St.	D-4	
		712, 819, & 840 E. 64th St.		
		6372 N. Guilford Ave.		
		6419 N. Carrollton Ave.		
		6420 N. Ferguson Ave.		
		6420 Cornell Ave.		
99	79-UV2-95	812 E. 67th Street	C-4	Kindergarten
100	79-UV2-105	6328 N. College	D-7	Retail Shop/Off.
101	79-UV2-117	6707 N. Ferguson	D-9	Parking Lot
102	80-UV2-51	6516 N. Ferguson	D-4	Gift Shop
103	80-UV2-59	908 E. 68th Street	D-9	Photo Studio
104	80-UV3-81	6520 N. Cornell	D-4	Spec. Shop
105	80-UV2-83	6523 N. Carrollton	D-4	Eng. Firm
106	80-UV3-89	1915 Broad Ripple Ave.	D-5	Pole Sign
107	80-UV3-99	6603 N. College	D-4	Townhouses
108	80-UV2-113	6553 N. Carrollton	D-4	Expand Photo Stud
109	80-UV1-131	6404 N. College	C-3	Muffler Shop
110	80-UV1-137	6021 N. College	D-5	Optical Shop/Res.
111	81-UV3-12	6201 N. Carrollton	D-5	Adv. Office
112	81-UV2-18	6310 N. College	D-7	Bridal Shop
113	81-UV1-23	6169 N. College	D-5	Beauty Salon
114	81-UV3-24	6202 N. College	D-4	Office w/Printing
115	81-UV3-62	6572 N. Cornell	D-4	Add to Int. Dec.
				shop
116	81-UV2-112	920 E. 62nd Street	D-5	Sch & Pkg.
117	81-UV1-116	6419 N. College	C-3	Billboard
118	81-V2-117	6024 Birchwood	D-5	Addition
119	81-UV1-132	6349 N. College	C-2	Pumps & Canopy
120	81-V1-136	705 Broad Ripple Ave.	C-4	Retail/Pkg.
121	81-UV2-148	1850 E. 62nd Street	D-5	Restaurant
122	82-V2-4	6519 Ferguson	D-8	Manf. Rep/Retail
123	82-SE3-14	6259 N. College	C-4	Game Room
124	82-V3-26	6325 N. Guilford	C-4	Retail/Off./Rest.
125	82-UV3-34	922 E. 68th Street	D-8	Single Family Res
126	82-UV1-39	6520 Cornell	D-4	Bike Shop
127	82-UV1-42	6328 N. College	D-7	Vet Hosp.
128	82-V1-57	6420 N. Ferguson	C-2	Setbacks
129	82-UV3-83	6259 N. College	C-4	Video Room

* These eight locations of Broad Ripple Village Association signs are not shown on the map.

130	82-V1-85	6144 N. College	D-4	School
131	82-V2-90	6128 N. Delaware	D-3	Setbacks
132	82-UV3-102	6302 N. College	D-7	Pole Sign
133	82-UV1-110	917 E. 62nd Street	D-5	Dentist Off.
134	82-UV2-127	6358-64 N. College	D-7	Prof. Off/Res.
135	83-UV2-27	1911-15 E. 62nd Street	D-5	Engra. Serv.
136	83-UV2-28	823 Westfield	C-4	Sales/Service
137	83-UV3-100	860 E. 66th Street	D-4	Semi-public Park
138	84-UV2-25	6553 Carrollton	D-4	Publ./Off.
139	84-UV2-47	812 E. 67th Street	C-4	Kindergarten
140	84-UV3-64	6566 N. Carrollton	D-9	2 s.f. res.
141	84-V1-68	711 E. 65th Street	C-2	Addition
142	84-V1-71	743 Broad Ripple Ave.	C-4	Parking
143	84-UV2-89	921 E. 66th Street	D-4	Office
144	84-UV3-104	6511 Ferguson	D-4	Acc't Office
145	84-V2-108	5947 Washington Blvd.	D-4	Setback
146	84-UV1-113	6412 Ferguson	C-2	Party Room
147	85-V3-4	828 Broad Ripple Ave.	C-4	Restaurant
148	85-V1-10	705 Broad Ripple Ave.	C-4	Parking
149	85-UV1-25	6338 N. College	D-7	Doctors Off.
150	85-UV2-27	6140 N. College	D-4	Bus. Office
151	85-V3-28	1001 Broad Ripple Ave.	C-4	Parking
152	85-HOV-40	6311 Guilford	D-4	Outside Cafe
153	85-UV3-55	6361 N. Guilford	C-4	Bed & Br. Inn
154	85-HOV-113	929 Westfield	C-4	Outside Dining
155	85-V1-118	840 Broad Ripple Ave.	C-4	Restaurant
156	85-UV1-124	5948 N. College	D-4	Exp. Offices

History of Rezoning

Map #	Case #	Location	Present Zoning	Proposed Use	Requested Zoning
A	69-Z-207	6501 N. College Ave.	D-3 D-4	Convenience Center	C-3
B	70-Z-2	6195 Guilford & 6177 Guilford Ave.	D-5	Church	SU-1
C	70-Z-66	6543 N. Carrollton Ave.	D-4	Professional Office	C-1
D	72-Z-182	6354 Guilford Ave.	C-2	Service & Specialty Shop	C-4
E	76-Z-124	850 E. 67th Street	D-9	Racquet Ball Club & Restaurant	C-4
F	79-Z-124	6419 N. College Ave.	D-4	Filling Station	C-3
G	81-Z-90	6331 N. Ferguson St.	C-2	Commercial	C-4
H	84-Z-107	920 E. 62nd Street	D-5	Multi Family	D-8
I	84-Z-154	1050 Riviera Drive E.	C-5	Parking Lot & Condominiums	D-P
J	85-Z-22 (85-DP-2)	1050 Riviera Drive E.	D-P	Apartment Building & Parking Lot	D-P
K	85-Z-194 (85-CV-27)	6177 N. College Ave.	D-5	Office	C-1

APPENDIX G

BROAD RIPPLE PARKING GUIDELINES

APPENDIX G

BROAD RIPPLE PARKING GUIDELINES

These guidelines are developed to assist the Broad Ripple Village Association and the Division of Development Services, Current Planning Section in assessing new or expanding uses in the commercial core area of Broad Ripple. They are not to replace current zoning regulations regarding off-street parking requirements, nor are they to be used as a new standard which cannot be modified. They are to serve as a guide as to minimum number of spaces that a particular use should provide. Variances, in most cases, will still be necessary, and these guidelines will be used such that if the petitioner's request complies with them, then parking is not likely to be an issue raised by the Broad Ripple Village Association or the staff in their comments on the variance petition. If the request for variance cannot comply with the ordinance requirements or these guidelines, then the petitioner will be expected to offer substantial justification. If the use is not listed or is not similar and comparable in character to a use listed, the current commercial zoning ordinance off-street parking provisions would be used as a guide. In all cases, however, each petition will be assessed on its own merits.

In addition, these guidelines were developed primarily due to the dense commercial development, the integrated center nature of Broad Ripple, and the heavy use of the commercial area by pedestrians.

Irregardless of the guidelines listed below, each use should provide a minimum of two off-street parking spaces.

	1/1000	1/500	1/300	1/200
Accounting, Auditing, and Bookkeeping Services	X			
Advertising Services	X			
Air Conditioner Sales & Service (window type)		X		
Alcohol - Package Liquor Store			X	
Alignment, Wheel				X
Ambulance Service				X
Antique Store		X		
Apartments (attached or detached multi-fam. dwell)	1 space per each unit			
Apartments Hotels	1 space per each unit			
Apparel Shop	X			
Appliance Sales and Service - Major			X	
Appliance Sales and				

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	1/1000	1/500	1/300	1/200
Service - Small		X		
Archery				X
Architectural Offices	X			
Art School			X	
Arts and Crafts Studio	X			
Auctions (and Auctioneer)				X
Auto and Tire Center			X	
Auto Paint Shop				X
Auto Parts Sales				X
Auto Rental				X
Auto Repair Garage (including transmission, painting and radiator)				X
Auto Sales, new or used, service and repairs				X
Bait and Tackle Shop		X		
Bakery (retail)		X		
Ballrooms (public)			X	
Banks			X	
Beauty Shop		X		
Bicycle Sales, Service and/or repair (conducted within enclosed buildings)			X	
Bicycle Store		X		
Billiard Parlor			X	
Body Shop - Auto				X
Bookstore		X		
Brokerage Firms	X			
Building Contractors		X		
Business Office		X		
Candle Shop - Retail only	X			
Card Shop	X			
Carpet Sales		X		
Catering Service			X	
Ceramic Shop	X			
Civic Club			X	
Clerical School			X	
Club Rooms			X	
Commercial Amusement (or entertainment or recrea- tion) - Indoor			X	
Commissary and Similar Retail Food Preparation				X
Community Center		X		
Condominium	One space per unit			
Construction Company		X		
Consumer Services Office	X			
Contractors (i.e., paint- ing, decorating, roofing, awnings, etc.)		X		

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	1/1000	1/500	1/300	1/200
Correspondence School	X			
Credit Service	X			
Custard Stand				X
Dairy Products - Retail		X		
Dance Hall			X	
Dance School or Studio (instruct. purposes only)			X	
Data process, or analysis	X			
Day Nursery		X		
Decoration Contractor		X		
Delicatessen/Lunch Counter				X
Dental Clinic & Laboratory			X	
Dental Office		X		
Department Store		X		
Disco				X
Discount Store			X	
Doctor's Office		X		
Dog Grooming	X			
Dog Training or Schooling (No boarding)			X	
Dressmaking	X			
Drug Addiction Counseling Office		X		
Drug Medical Stations Clinic			X	
Drug Store		X		
Dry Cleaning (self-serv.)			X	
Dry Cleaning Pick-up Station		X		
Educational Institution		X		
Electrical Contractor		X		
Electrical Supplies (retail sales)		X		
Engineering Office, Professional	X			
Fabric Store		X		
Flea Market (outdoor)				X
Floor Covering Store		X		
Fruit Stand				X
Furniture Store			X	
Furniture Store - used			X	
Galleries	X			
Gift Shop	X			
Governmental Office		X		
Grocery		X		
Gun Sales			X	
Hardware Store		X		
Health Club, Spa, Studio			X	
Heating Systems Sales and Service Contractor		X		

Broad Ripple Parking Standards

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	1/1000	1/500	1/300	1/200
Hobby Shop	X			
Home Remodeling Company		X		
Hospital, Sick Room equipment, sales and rental			X	
Hotel	One space per unit			
Household Appliance Sales and Service - Major			X	
Household Appliance Sales and Service - Small		X		
Insurance Agent or Service	X			
Interior Decorator (includ. display & sales)	X			
Interior Decorator (no display or sales)	X			
Jewelry	X			
Kindergarten		X		
Language School			X	
Laundromat (self-service)			X	
Laundry Pick-up Station		X		
Law Office	X			
Library	X			
Liquor Store (package)			X	
Loan Office	X			
Locksmith	X			
Lodges			X	
Lunch Counter				X
Mail Order Store	X			
Mass Transit Terminal			X	
Medical Supply Firm			X	
Motel	One space per unit			
Multi-Family Attached or Detached Dwelling	One space per unit			
Museum			X	
Music School			X	
Music Store (including records, instruments)		X		
Newspaper Substation, Distribution	X			
Night Club				X
Nursery School		X		
Obedience School (no boarding)			X	
Office Supplies	X			
Optical Goods (sales and service)	X			
Optometrist		X		
Paint and Wallpaper Store	X			
Pet Shop			X	

Broad Ripple Parking Standards

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	1/1000	1/500	1/300	1/200
Pharmacy		X		
Photographic Studio	X			
Photographic Supplies	X			
Physicians Office		X		
Post Office			X	
Printing Establishment			X	
Professional Business Schl			X	
Radio Sales and Service		X		
Radio Studio and (only) Office		X		
Real Estate Agent or Off.	X			
Recording Studio (no broadcasting)		X		
Restaurants: Inside table service only				X
Restaurants: Self service carry out				X
Restaurants: Outside tables				X
Roofing Contractor		X		
Rooming and Boarding House	One space per room			
Root Beer Stand				X
Rug Cleaning and Repair Service				X
Savings and Loan Office			X	
Seamstress	X			
Secondhand Merchandise		X		
Securities & Commodities Broker, Dealer, Exchange and Service	X			
Shoe Repair	X			
Shoe Store	X			
Sporting Goods Store		X		
Stationer	X			
Surgical Supply Firm	X			
Tailor	X			
Tavern				X
Television Service		X		
Television Studio and Office (only)		X		
Theatre - Indoor				X
Tool Rental				X
Trading Stamp Service			X	
Uniform Clothing Store	X			
Union Hall, (office and assembly room)			X	
Variety Store		X		
Veterinarian		X		
Veteran's Club			X	

Broad Ripple Parking Standards
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Wallpaper and Paint Store	X			
Wearing Apparel and Accessory Store	X			
Window Contractor		X		

APPENDIX H

Tax Abatement Plan

RECOMMENDED TAX abatement DEDUCTION PERIODS
FOR THE BROAD RIPPLE AREA PLAN

The Metropolitan Development Commission of the city of Indianapolis can, by resolution, allow a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities in "economic revitalization areas". The major criteria in designating an area an "economic revitalization area" is as follows.

"Whether there is compliance with the following statutory criterion: '(the area)...has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.'"

In January of 1986, the Metropolitan Development Commission approved a resolution which allows enhanced tax abatement potentials for areas with an adopted neighborhood plan or corridor study.

Under terms of the resolution all commercial, industrial and multi-family residential areas of the city within the police and fire district are potentially eligible for up to a three, six or ten year abatement of the assessed improvements to a property. If, however, "...the project is located in a redevelopment area, local historic district or area which is the subject of a subarea plan (e.g., neighborhood plan, corridor plan) relative to which the commission has adopted, by resolution, a policy stating the availability of economic revitalization area designation, the Commission shall use the tax abatement policy for the redevelopment area, historic district or subarea in determining whether economic revitalization area designation should be granted and if so, for what deduction period,..."

This tool has been applied to the area to assist plan implementation and revitalization of those areas currently suffering the greatest signs of disinvestment and/or deterioration.

Map 22 shows the recommended maximum potential tax abatement deduction periods for the Broad Ripple area. Those businesses/sites which meet the Metropolitan Development Commission's standards and are or will be in conformance with aspects of this plan may receive up to the maximum tax abatement deduction periods shown.

The tax abatement policy expands the maximum potential tax abatement deduction period for residential; and commercial uses in several areas.

This policy is a major tool to aid in the development of the neighborhood, as it will provide an added economic incentive for not only new investment in those areas of the neighborhood in need, but will help; implementation of this plan. For further information of tax abatement contact the Division of Economic and Housing Development at 633-3480.



BROAD RIPPLE VILLAGE PLAN

MAP 22 / TAX ABATEMENT PROPOSAL

COMMERCIAL		RESIDENTIAL Multi-Family	
	Recommended up to a 3 year period of deduction		Recommended up to a 3 year period of deduction
	Recommended up to a 6 year period of deduction		Recommended up to a 6 year period of deduction

ORGANIZATION CHART





ADMINISTRATION AND
POLICY DIRECTION

William H. Hudnut, III., Mayor

METROPOLITAN DEVELOPMENT COMMISSION: *

Robert Samuelson, President	
Dr. Lehman D. Adams, Jr., DDS	Carol Kirk
George M. Bixler, Jr.	Mary Ann Mills
James J. Curtis	Paul G. Roland
Lois Horth	James Wade, Jr.

CITY-COUNTY COUNCILLORS (AND DISTRICTS):

Stuart Rhodes (7)	Stephen R. West (6)
-------------------	---------------------

DEPARTMENT OF METROPOLITAN DEVELOPMENT:

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DIVISION OF PLANNING:

Stuart Reller, Administrator
David Kingen, Deputy Administrator
Tim Cover, Intern
Greg Ewing, Intern

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION:

Bill Selm, Historian, Division of Historic Preservation

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Darrell Walton, Draftsman
John Chambers, Designer

SECRETARY:

Karen Norton

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Ramona Duncan	Richard Orejuela
David Duvall	Thad Perry
William Fatout	Stuart Rhodes
Joe Faulkner	Jane Root
Sondra Hampton	Charlotte Schrock
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Rosie Houff	Jill Shirley
Danny Hume	Arthur Wadsworth
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Eric King	Derrelle Watson-Duvall
Debbi Lichtenberg	Steve West
Rush Williams	

* Metropolitan Development Commission at time of adoption.